

**AMENDED ORDINANCE NO. 02201-3**

**ORDINANCE AMENDING GALLATIN MUNICIPAL CODE CHAPTER 5,  
BUILDINGS AND BUILDING REGULATIONS, ARTICLE III SECTION 5-58,  
SECTION 5-65; ARTICLE VI, SECTION 5-155; AND  
ESTABLISHING A NEW FEE SCHEDULE**

**WHEREAS**, it is deemed in the public interest to amend the Gallatin Municipal Code from time to time; and

**WHEREAS**, The Mayor and City Council have recommended that the City of Gallatin Municipal Code be amended regarding building regulations and fee schedule.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE**, that the Gallatin Municipal Code, Chapter 5, Article III, Section 5-58(3) is hereby amended by deleting the words “for a nonrefundable fee of \$100” after the words for fifteen days, deleting the words “for thirty (30) days for a refundable fee of \$500” after the words commercial temporary certificate of occupancy and replacing it with the words “fifteen(15) days”, and adding the sentence “Fee schedules associated with the issuance of a Residential Temporary Certificate of Occupancy or Commercial Temporary Certificate of Occupancy are available in the Building Codes Department and on the City website,” at the conclusion of the paragraph, such that Section 5-58(3) reads as follows:

(3) Section 111.3 Temporary Occupancy is amended by deleting the entire paragraph and replacing it with the following:

The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. Upon request of the owner or authorized representative, the Building Official may issue a residential temporary certificate of occupancy for fifteen (15) days or a commercial temporary certificate of occupancy for fifteen (15) days. It is the responsibility of the owner or authorized representative to arrange for all required final inspections. All life safety issues must be resolved before the release of a Temporary Certificate of Occupancy, and all final inspections must be passed before the release of a Permanent Certificate of Occupancy by the Building Official. Fee schedules associated with the issuance of a Residential Temporary Certificate of Occupancy or Commercial Temporary Certificate of Occupancy are available in the Building Codes Department and on the City website.

**BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE**, that the Gallatin Municipal Code, Chapter 5, Article III, Section 5-65 is amended by adding a new subsection (b) and renumbering current subsections (b) through (e), such that Section 5-65 reads as follows:

**Sec. 5-65. - Amendments to swimming pool and spa code.**

The following amendments to the International Swimming Pool and Spa Code adopted in section 56-4 are hereby adopted:

- (a) Section 101.1 Title is amended by deleting [Name of Jurisdiction] and replacing it with "the City of Gallatin, Tennessee".
- (b) Section 105.2 The Application must list a state licensed pool contractor, plumbing contractor, electrical contractor and any other information required by the Code Official.
- (c) Section 105.6.2 Permit Fees is amended by deleting the entire section and replacing with the following:  
"Current Permit Fee Schedules are available in the Building Codes Department and on the City website."
- (d) Section 105.6.3 Fee Refunds item 2 and item 3 are amended by deleting [Specify percentage] and replacing it with "80%" Item 4 is amended by deleting "180 days" and replacing it with "30 days".
- (e) Section 107.4 Violation Penalties is amended by deleting the section in its entirety.
- (f) Section 107.5 Stop Work Orders is amended by deleting the last sentence of the paragraph in its entirety.

**BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE**, that the Gallatin Municipal Code, Chapter 5, Article VI, Section 5-155 is amended by deleting it in its entirety and replacing it with the following:

**Sec. 5-155. - Fees.**

Current permit fee schedules are available in the Building Codes Department and on the City website.

**BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE**, that the Fee Schedule for building codes permits and/or inspections attached hereto as Exhibit A is adopted in its entirety. Any former fees or fee schedules in conflict with Exhibit A are hereby repealed and replaced with Exhibit A. This fee schedule must be maintained in the Building Codes Department and on the City website.


**BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE**, that this Ordinance shall take effect on February 1, 2022, the public welfare requiring such.

PASSED FIRST READING: January 4, 2022.


PASSED SECOND READING: January 18, 2022.

  
MAYOR PAIGE BROWN

ATTEST:

  
CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

  
SUSAN HIGH-MCAULEY  
CITY ATTORNEY



## BUILDING PERMIT FEES

<b>One- &amp; Two-Family Dwellings</b>	
Up to 3,000 sq ft	\$0.30 per sq ft under beam*
3,001 to 5,000 sq ft	\$0.35 per sq ft under beam*
5,001 sq ft & over	\$0.40 per sq ft under beam*
Manufactured Home	\$100.00
Addition	\$0.15 per sq ft under beam
Re-inspection Fee	\$85.00 per occurrence after the 1 <sup>st</sup> one
Plan Review Fee	\$0.07 per sq ft under beam*
Planning/Zoning Review Fee	\$0.07 per sq ft under beam*
Temporary Certificate of Occupancy	\$350.00 (Good for 15 days)

\* Not including garage.

<b>Other</b>	
Remodel	Valuation x 1.0 %
Detached Non-Living**	\$0.10 per sq ft
Deck**	\$50.00
Pool-Above Ground**	\$75.00
Pool-In Ground**	\$75.00 + (Valuation x 1.0%)
Demolition**	\$100.00
Moving	\$100.00
Re-inspection Fee	\$85.00 per occurrence after the 1 <sup>st</sup> one
Residential Retaining Wall	\$75.00

\*\* These projects will also incur a \$35.00 Planning/Zoning Review Fee.

- All permits, including re-inspections, will incur a \$18.00 administrative fee.
- All permit fees include initial inspection and one (1) re-inspection at no additional charge.
- Minimum building permit fee will be \$50.00.
- Valuation is based on contract price.
- Demolition Permits require an asbestos state certificate.



## BUILDING PERMIT FEES

<b>Commercial</b> <sup>1, 2, 3</sup>	
Up to \$500,000	Valuation x 1.0% (.01)
Planning/Zoning Review Fee	Valuation x .001
\$500,001 to \$750,000	Valuation x 0.80% (.008)
Planning/Zoning Review Fee	Valuation x .0008
\$750,001 to \$1,000,000	Valuation x 0.75% (.0075)
Planning/Zoning Review Fee	Valuation x .00075
\$1,000,001 to \$3,000,000	Valuation x 0.50% (.005)
Planning/Zoning Review Fee	Valuation x .0005
\$3,000,001 to \$7,500,000	Valuation x 0.33% (.0033)
Planning/Zoning Review Fee	Valuation x .00033
\$7,500,001 and over	Valuation x 0.25% (.0025)
Planning/Zoning Review Fee	Valuation x .00025
Re-inspection Fee	\$85.00 per occurrence after the 1 <sup>st</sup> one
Stock and Train Permit	\$350.00
Temporary Certificate of Occupancy	\$450.00 (good for 15 days)

<sup>1</sup> Commercial building permits will incur a Structural Plan Review fee equal to 50% of the building permit fee.

<sup>2</sup> Commercial building permits will incur a Fire Plan Review fee equal to 25% of the building permit fee. This includes three (3) Life Safety inspections. Subsequent re-inspections will cost \$150 each.

<sup>3</sup> Commercial building permits will incur an ADA Plan Review fee equal to 12% of the building permit Fee.

<b>Industrial</b> <sup>1, 2, 3, 4</sup>
\$75.00 per estimated number of inspections needed to complete the project.

<sup>1</sup> Industrial building permits will incur a Structural Plan Review fee equal to 1.25% of the building permit fee.

<sup>2</sup> Industrial building permits will incur a Fire Plan Review fee equal to 1.25% of the building permit fee.

<sup>3</sup> Industrial building permits will incur an ADA Plan Review fee equal to 1.25% of the building permit fee.

<sup>4</sup> Industrial building permits will incur a Planning/Zoning Review fee equal to 0.125% of the building permit fee.

- All permits, including re-inspections, will incur a \$18.00 administrative fee.
- All permit fees include initial inspection and one (1) re-inspection at no additional charge.
- Minimum building permit fee will be \$50.00.
- Valuation is based on contract price.



## PLUMBING &amp; MECHANICAL PERMIT FEES

## Plumbing Permits

<b>Residential</b>	
New Construction	\$0.10 per sq ft under beam*
Remodel or Change-out	\$60.00 per inspection required
Re-inspection Fee	\$85.00 per occurrence after the 1 <sup>st</sup> one
Grinder Pump (Rough-in & Final)	\$85.00 (fee will be added to plumbing permit)

\* Not including garage.

<b>Commercial/Industrial</b>	
New Construction	\$0.15 per sq ft under beam*
Remodel or Change-out	\$75.00 per inspection required
Re-Inspection Fee	\$85.00 per occurrence after the 1 <sup>st</sup> one
Grease Trap (Rough-in only):	
1000 Gallon	\$150.00
1500 Gallon	\$200.00
2000 Gallon	\$250.00
Under Counter	\$100.00
Grinder Pump (Rough-in & Final)	\$125.00
Hotel per-floor Final Inspection	\$350.00 per floor

\* Warehouse Permits will have a negotiated fee.

- All permits, including re-inspections, will incur a \$18.00 administrative fee.
- All permit fees include initial inspection and one (1) re-inspection at no additional charge.
- Minimum plumbing permit fee will be \$60.00, except on pool permits.

## Mechanical Permits

<b>Residential</b>	
New Construction	\$0.10 per sq ft under beam*
Remodel or Change-out	\$75.00 per inspection required
Re-inspection Fee	\$85.00 per occurrence after the 1 <sup>st</sup> one
Fireplace	\$50.00

\* Not including garage.

<b>Commercial/Industrial</b>	
New Construction*	\$0.15 per sq ft under beam*
Remodel or Change-out	\$75.00 per inspection required
Re-Inspection Fee	\$85.00 per occurrence after the 1 <sup>st</sup> one
Mechanical Hood without Suppression	\$75.00

\* For Temperature Controlled Space ONLY.

- All permits, including re-inspections, will incur a \$18.00 administrative fee.
- All permit fees include initial inspection and one (1) re-inspection at no additional charge.
- Minimum mechanical permit fee will be \$60.00, except on pool permits.

**GAS PIPING PERMIT FEES (Structures only)****Gas Piping Permits**

<b>Residential</b>	
New Construction	\$0.10 per sq ft under beam*
Remodel or Change-out	\$50.00 per inspection required
Re-inspection Fee	\$85.00 per occurrence after the 1 <sup>st</sup> one

\* Includes rough-in, pressure test, and final

<b>Commercial/Industrial</b>	
New Construction	\$0.15 per sq ft under beam
Remodel or Change-out	\$60.00 per inspection required
Re-Inspection Fee	\$85.00 per occurrence after the 1 <sup>st</sup> one

\* Includes rough-in, pressure test, and final

- All permits, including re-inspections, will incur a \$18.00 administrative fee.
- All permit fees include initial inspection and one (1) re-inspection at no additional charge.
- Minimum permit fee will be \$50.00, except on pool permits.



## ELECTRICAL PERMIT FEES

Inspections by appointment - \$100.00

<b>One &amp; Two-Family Dwellings (including townhouses)</b>	
Base Fee*	\$0.20 per sq ft under beam
Re-inspection	\$85 each after the 1 <sup>st</sup> one
HVAC	\$90 (Includes Rough-in & Final)
Low Voltage	\$45
Temporary Service	\$50
Temporary Pole (stand-alone)	\$50
Fiber Optics	\$35

\*Includes Temporary Pole, Ufer Ground, Rough-in, Service Release (good for 90 days), and Final.

- All permits, including re-inspections, will incur a \$18.00 administrative fee.

<b>Commercial &amp; Industrial (including condominiums)</b>	
Consultation	\$150
Base Fee (includes 1 Rough-in)	\$0.10 per sq ft (\$50 minimum fee)
Temporary Pole	\$50 each
Temporary Service	\$350
Ufer Ground	\$50
Rough-in	\$60 per inspection requested
Rough-in Re-Inspection	\$85 each after the 1 <sup>st</sup> one
Initial Ditch Inspection	\$25.00
Secondary Ditches	\$25 each
Service Entrance/Service Release: Up to 200 amps	\$85.00
201 through 400 amps	\$140.00
401 through 600 amps	\$250.00
601 through 1000 amps	\$475.00
Over 1000 amps	Negotiated Fee
Sub-Panel or Motor Controller	\$50 each
HVAC	\$150 (includes Rough-in & Final)
Low Voltage	\$120 (includes Rough-in & Final)
Fiber Optics	\$50
Final	\$200
Hotel per-floor Final	\$350 per floor
Hotel sub-panel	\$350 (includes Rough-in & Final)

- All permits, including re-inspections, will incur a \$18.00 administrative fee.

\*\* After 90 days, must change to Temporary Service requiring separate permit

<b>Multi-Family</b>	
Consultation	\$150
Temporary Pole	\$50 each
Temporary Service	\$350



<b>Multi-Family cont'd</b>	
Initial Ditch Inspection	\$35 Each
Secondary Ditches	\$35 each
Ufer Ground	\$40 each
Rough-in	\$50 each
Service Release: Up to 200 amps	\$85.00
201 through 400 amps	\$140.00
401 through 600 amps	\$250.00
601 through 1000 amps	\$475.00
Over 1000 amps	Negotiated Fee
Final	\$200.00
Low Voltage	\$150 (includes Rough-in & Final)
HVAC	\$100 (includes Rough-in & Final)
Sub-Panels	\$25 each
Re-inspections	\$85 each after 1 <sup>st</sup> one
Fiber Optics	\$35.00

- All permits, including re-inspections, will incur a \$18.00 administrative fee.

\*\* After 90 days, must change to Temporary Service requiring separate permit

<b>Other (not tied to new building construction)</b>	
Consultations & Safety Inspections	\$75
Residential Building Renovations & Additions	\$30 + \$0.10 per sq ft (includes Rough-in and Final)
Commercial Building Renovations & Additions	\$75 + \$0.15 per sq ft (includes Rough-in and Final)
Detached Accessory Structures	\$30 + \$0.07 per sq ft (Includes Rough-in & Final)
Panel and Service Changes & Repairs	\$75 (+ \$100.00 if over 200 amps)
Mobile Home Services	\$100
Swimming Pools (above & in-ground), Spas & Hot Tubs	\$150
HVAC Change-outs	\$75
Generator Installations- Residential	\$225
Generator Installation- Commercial: Up to 200 amps	\$225
201 through 400 amps	\$275
401 through 600 amps	\$350
601 through 1000 amps	\$450
Over 1000 amps	Negotiated Fee
Grinder Pumps	\$100
Lake Water Irrigation Pumps	\$120 (Includes Rough-in, Service Release, Final)
Temporary Service	\$75
Parking Lot Lights	\$45 per light
Phone & Cable TV Services on Power Poles	\$75 (includes Rough-in & Final)
Traffic Signals	\$100 per service
Street Lights	\$45 per light





Other cont'd	
Cell Towers	\$350 each service + generator fee (see above)
Solar Power & Backfeeds on Homes & Businesses	\$100 up to 25 kW; \$75 each additional 20 kW
Water & Sewage Pumping Stations	\$300
Signs & Billboards	\$100
Miscellaneous Permit Fee **	\$75 (Includes Rough-in & Final)

**\*\* Including:**

- Agricultural pumps
- Irrigation pumps
- Service for Christmas Tree lots, Fireworks tents, Food trucks, Special events
- Solar charging stations
- Low Voltage / fiber optics add-ons
- Reconnects
- EV car chargers
- Alarm systems
- Under-floor heating systems
- Above ground storage tanks

- All permits, including re-inspections, will incur a \$18.00 administrative fee.

**FIRE PREVENTION PERMIT FEES**

<b>Fire Lines</b>	
Fire Line	\$350.00
(Required Inspections: (1) Underground with kickers; (2) Pressure Test; (3) Flush Test)	

<b>Automatic Sprinkler Systems</b>	
1-20 Heads	\$60.00
21-100 Heads	\$100.00
101-200 Heads	\$130.00
201-300 Heads	\$180.00
Over 300 Heads	\$1.10 per head
One- and two-family dwellings (including townhouses)	\$65.00 per dwelling
Sprinkler Main Piping (not part of potable water supply)	\$100.00 per system

<b>Other Fire Suppression Systems</b>	
Standpipe	\$75.00 per riser
Fire Pump and related equipment	\$75.00
Engineered systems using carbon dioxide, halon, wet and dry chemicals.	\$110.00 per system
Kitchen Hood Systems *if suppression system	\$80.00

<b>Fire Alarm and Detection Systems</b>	
Fire alarm or detection system	\$100.00 per system
Non-flammable medical gas systems	\$100.00 per system
Fire alarm acceptance test	\$75.00

<b>Other Operational Fire Inspections and Permits</b>	
**Aviation facilities	\$65.00
**Blasting	\$75.00
**Carnivals & fairs	\$75.00 per visit
**Explosives	\$65.00
**Fireworks	Refer to Ordinance O2201-1
**Fumigation & thermal insecticidal fogging	\$65.00
**Hazardous materials	\$75.00
**Open burning	\$50.00
**Pyrotechnic special effects material	Refer to Ordinance O2201-1
**Temporary membrane structures/tents	\$50.00

- All permits, including re-inspections, will incur a \$18.00 administrative fee.



## ANNUAL LIFE SAFETY INSPECTIONS

<b>Assembly (A-1, A-2, A-3, A-4, A-5)</b>	
Up to 2,500 sq. ft.	\$50.00
2,501 - 10,000 sq. ft.	\$75.00
10,001 - 50,000 sq. ft.	\$100.00
50,001 - 100,000 sq. ft.	\$150.00
100,001 - 150,000 sq. ft.	\$200.00
150,001 - 200,000 sq. ft.	\$250.00
Over 200,000 sq. ft.	\$350.00

<b>Business</b>	
Up to 2,500 sq. ft.	\$50.00
2,501 - 10,000 sq. ft.	\$75.00
10,001 - 50,000 sq. ft.	\$100.00
50,001 - 100,000 sq. ft.	\$150.00
100,001 - 150,000 sq. ft.	\$200.00
150,001 - 200,000 sq. ft.	\$250.00
Over 200,000 sq. ft.	\$350.00

<b>Mercantile</b>	
Up to 2,500 sq. ft. "Beer"	\$75.00
2,501 - 10,000 sq. ft.	\$75.00
10,001 - 50,000 sq. ft.	\$100.00
50,001 - 100,000 sq. ft.	\$150.00
100,001 - 150,000 sq. ft.	\$200.00
150,001 - 200,000 sq. ft.	\$250.00
Over 200,000 sq. ft.	\$350.00

<b>Storage</b>	
Up to 2,500 sq. ft.	\$50.00
2,501 - 10,000 sq. ft.	\$75.00
10,001 - 50,000 sq. ft.	\$100.00
50,001 - 100,000 sq. ft.	\$150.00
100,001 - 150,000 sq. ft.	\$200.00
150,001 - 200,000 sq. ft.	\$250.00
Over 200,000 sq. ft.	\$350.00



## ANNUAL LIFE SAFETY INSPECTIONS

<b>Factory/Industrial Facility</b>	
Up to 2,500 sq. ft.	\$65.00
2,501 - 10,000 sq. ft.	\$100.00
10,001 - 50,000 sq. ft.	\$175.00
50,001 - 100,000 sq. ft.	\$200.00
100,001 - 150,000 sq. ft.	\$250.00
150,001 - 200,000 sq. ft.	\$300.00
Over 200,000 sq. ft.	\$400.00

<b>Educational Facility (Day Cares, Private Schools)</b>	
Up to 2,500 sq. ft.	\$40.00
2,501 - 10,000 sq. ft.	\$75.00
10,001 - 50,000 sq. ft.	\$150.00

<b>Hazardous Facility</b>	
Up to 2,500 sq. ft.	\$75.00
2,501 - 10,000 sq. ft.	\$150.00
10,001 - 50,000 sq. ft.	\$200.00
50,001 - 100,000 sq. ft.	\$250.00
100,001 - 150,000 sq. ft.	\$300.00
150,001 - 200,000 sq. ft.	\$350.00
Over 200,000 sq. ft.	\$400.00

<b>Institutional Facility (Nursing Homes, Hospitals, Mental Health Facilities)</b>	
Up to 2,500 sq. ft.	\$75.00
2,501 - 10,000 sq. ft.	\$150.00
10,001 - 50,000 sq. ft.	\$200.00
50,001 - 100,000 sq. ft.	\$250.00
100,001 - 150,000 sq. ft.	\$300.00
150,001 - 200,000 sq. ft.	\$350.00
Over 200,000 sq. ft.	\$400.00

- All permits, including re-inspections, will incur a \$18.00 administrative fee.



## ANNUAL LIFE SAFETY INSPECTIONS

<b>High-Rise Facility</b>	
Up to 2,500 sq. ft.	\$75.00
2,501 - 10,000 sq. ft.	\$100.00
10,001 - 50,000 sq. ft.	\$150.00
50,001 - 100,000 sq. ft.	\$200.00
100,001 - 150,000 sq. ft.	\$250.00
150,001 - 200,000 sq. ft.	\$300.00
Over 200,000 sq. ft.	\$350.00

<b>Residential</b>	
Group Home	\$50.00 per visit
Day Care (within a residence)	\$50.00 per visit
Apartments, Hotels, Dormitories	
1-10 units	\$40.00
11-20 units	\$75.00
21-40 units	\$125.00
41-100 units	\$150.00
101-200 units	\$200.00
201-300 units	\$250.00
301-400 units	\$300.00
401-500 units	\$350.00
Over 500 units	\$400.00

- All permits, including re-inspections, will incur a \$18.00 administrative fee.