



Town of Kingston Springs  
 Building and Codes Department  
 PO Box 256  
 396 Spring Street  
 Kingston Springs, TN 37082  
 615-952-2110

Applications will be processed in the order received and will be completed as soon as possible once all required submissions are provided by the applicant.

### Deck/Accessory Structure Permit Application

Property Owner Name:
Project Address:
Phone Number:
Email:
Map/Parcel # (leave blank if not known):

<b>INTERNAL USE ONLY</b>
Permit #:
Expiration Date:

<b>Type of Property:</b>	<input type="checkbox"/> 1-Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial Property
Owners Name:	Owners Phone:		
Owners Address:	City:	State:	Zip:
E-mail:			

<b>Contractor Information</b>			
Company:	Contact Person:		
Address:	City:	State:	Zip:
Phone:	State of TN License #:		
Cell:	Cheatham County Business License #:		
Email Address:	<b>NOTE: Include Copies of Licenses with Application</b>		

**Scope of Work:** *Please stake all project areas for potential onsite inspections.*

Type of Work:		New Square Feet	Estimated Project Cost
<input type="checkbox"/>	Deck		
<input type="checkbox"/>	Garage/Shed (detached)		
<input type="checkbox"/>	Pole Barn		
<input type="checkbox"/>	Porch/Patio (uncovered)		
<input type="checkbox"/>	Other Projects (i/e fence, decorative features)		

The information submitted in this Project Application may be used by the Town of Kingston Springs and/or any of its contractors or consultants. By signing below you certify that you are the owner of record of the named property, or that the proposed work has been authorized by the owner of record and that you have been authorized by the owner to make this application as his/her/their authorized agent. You agree to conform to all applicable laws, statutes, ordinances, and codes of this jurisdiction, including those adopted by reference. If the Town issues a permit for the work described in this Project Application, you certify that the Towns Code Enforcement Official or the Code Enforcement Official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the laws, statutes, ordinances, and codes applicable to such permit. I certify that the information and exhibits herewith are true and correct.

Property Owner       Contractor

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

# DECK STRUCTURE WORKSHEET

EACH DECK/SECTION REQUIRES A SEPARATE WORKSHEET

Fill in spaces of check box where applicable:

Deck # _____	Height of Deck from Grade in inches: _____
Joist Size (2x8 minimum): 2 x _____	Actual Joist Span: _____ (longest span from ledger to beam or beam to beam)
Spacing of floor joists (check one): <input type="checkbox"/> 16" On-Center <input type="checkbox"/> 24" On-Center <input type="checkbox"/> Other	
Beam Size (double) 2" x _____	Beam Size (triple) 2" x _____ Actual Beam Span _____ (longest span from post to post)
<input type="checkbox"/> 4 x 4 Posts (5' max deck height)	<input type="checkbox"/> 6 x 6 Posts (14' max deck height)
<input type="checkbox"/> 4 x 6 Posts (5' max deck height)	<input type="checkbox"/> Other _____
<input type="checkbox"/> Deck will be attached to house/ structure	<input type="checkbox"/> Deck will NOT be attached to house/structure
If deck will be attached to house, footers must extend a minimum of 42" below grade. If deck will not be attached it must: Have 1" space between house and be between 4" and 8 1/4" from any door threshold. Decks shall not be attached to veneers, overhangs, or bay windows.	
If attached to house; size of Ledger Board: 2 x _____	
<input type="checkbox"/> 5/4 P.T. Decking Board <input type="checkbox"/> 2 x 6 P.T. Decking Board <input type="checkbox"/> Composite Decking (all types)	
Stairway Width (36" min.) _____ Stairway Tread Depth (9 3/4" min.) _____	
Stairway Riser Height (8 1/4" max.) _____	
Stairway Handrail Height (34" to 38" from nosing of each step) _____	
Guardrail Height (min. of 36" for walking surfaces 30" above adjacent grade/surface) _____	



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## Site Plan

(May include on separate sheet)

	Distance to and location of any critical area, such as stream, creek, river, irrigation ditch, floodplain
	Street frontage
	Access/Driveway
	Lot lines and dimensions
	Location of all structures and specific use (any new buildings will require building permits)
	Location of well, septic, and drain field
	Distances between all structures and property lines
	Easements and/or right-of-way and any overhead or underground utility lines

I hereby certify that all work related to this application will be performed in accordance with all applicable Town and State laws and codes pertaining to building construction, and demolition and the information submitted and contained herein is accurate and correct. I further certify that I am the owner of record or an authorized agent of the property owner listed on this application and have authority to make application for work to be performed.

Property Owner       Contractor

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_



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## REVIEW and INSPECTION PASS-THRU CHARGES

Per Section 20-301 of the Kingston Springs, Tennessee Municipal Code the town has the authority to pass-thru charges incurred by Town staff or consultants related to project review or inspection that may be required on a per project basis:

Ordinance 04-009. Section 20-301. Oversight and Project Site Inspection Charges.

1. All owners, developers and applicants, individually or by their authorized agents, employees or servants, seeking municipal approval for any proposed development/improvement of land by: subdivision, planned unit development, site plan, special exceptions approved by the board of zoning appeals, use changes, landscape plans, sketch plats, preliminary plats, final plats, construction plans, grading plans, roadway plans, drainage plans, wastewater facility plans, matters requiring the establishment of performance bonding, dedication of easements and facilities/structures associated with any of the foregoing, shall be responsible for the reimbursement to the Town of Kingston Springs for all actual review charges including, but not limited to, engineering review, engineering oversight and project site inspection charges/fees for services incurred by said town by virtue of, and as relate to the foregoing, by the town's designated consulting engineer and/or his appointed designee, City Attorney or any other designated consultant rendering services ancillary to the foregoing for and on behalf of the municipality.
2. All actual charges to be reimbursed to the municipality shall be paid within fifteen (15) days from the date of billing by the municipality. In the event said reimbursed charges are not paid, timely, any permit or approval before given or issued shall become void and default may be declared upon any performance bonding posted with the Town of Kingston Springs.
3. Notwithstanding all of the foregoing, certain charges shall be paid at the time of submittal or time of application is made to the town or its planning commission as a base minimum, all of which is set forth on Appendix "A" of the Municipal Code hereto and of which is incorporated by reference herein.
4. This ordinance is not deemed to be a tax but is to offset actual incurred expenses of the municipality for an owner, developer and applicant seeking development of land and improvement of lands within the municipality. (Ord. #95-001, April 1995, as replaced by Ord. #04-009, Sept. 2004)

I have read Section 20-301 of Ordinance 04-009 and understand that I am responsible for all review and inspection fees to be reimbursed to the Town of Kingston Springs.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



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## SETBACK REQUIREMENTS

It is the responsibility of the applicant to comply with the placement of any improvements on a lot (footings, foundation, etc.) in accordance with the minimum required building setback lines on the front, rear, and side of the property. These requirements are set by the Zoning District the property is located in, as well as by other plans, plats or restrictive covenants of record. The Town of Kingston Springs and its planning commission will gladly provide information on setback requirements established by the town’s zoning ordinance, but is not responsible for providing information or enforcing requirements from plats of record or restrictive covenants.

The applicant must determine that all minimum setback requirements are met and are strongly encouraged to use a licensed surveyor to establish certainty. Additionally, it is the applicant's responsibility to place the improvement within the building envelope and not encroach upon restricted lot areas such as the septic disposal field and public utility and drainage easements. Should this office question the placement of the building at the time of the footing inspection, a surveyor's certificate will be required. Failure to comply will not guarantee a variance will be granted or required. However, it may have a financial impact on the applicant with regard to third parties such as a mortgage lender. If you have any questions, please contact the Building Inspector.

## ZONING REQUIREMENTS

It is the responsibility of the applicant to comply with the placement of any improvements on a lot (footings, foundation, etc.) in accordance with the minimum required building setback lines on the front, rear, and side of the property. These requirements are set by the Zoning District the property is located in, as well as by other plans, plats or restrictive covenants of record. The Town of Kingston Springs and its planning commission will gladly provide information on setback requirements established by the town’s zoning ordinance, but is not responsible for providing information or enforcing requirements from plats of record or restrictive covenants.

The applicant must determine that all minimum setback requirements are met and are strongly encouraged to use a licensed surveyor to establish certainty. Additionally, it is the applicant's responsibility to place the improvement within the building envelope and not encroach upon restricted lot areas such as the septic disposal field and public utility and drainage easements. Should this office question the placement of the building at the time of the footing inspection, a surveyor's certificate will be required. However, it may have a financial impact on the applicant with regard to third parties such as a mortgage lender. If you have any questions, please contact the Building Inspector.

I have read and understand the Town of Kingston Springs policy regarding setback and zoning requirements and I hereby certify that all work related to this application will be performed in accordance with all applicable town, and state laws and codes pertaining to building construction, and demolition and the information submitted and contained herein is accurate and correct. I further certify that I am the owner or an authorized agent of the property owner listed in this application, and have authority to make application for work to be performed.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICE USE ONLY**

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**APPLICANT DO NOT WRITE BELOW THIS LINE**

**ZONING COMPLIANCE / PLANNING AND ZONING REVIEW AND COMMENTS:**

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**Approved/Rejected:**

Zoning/Land Use: \_\_\_\_\_ Date: \_\_\_\_\_

Building Official: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*DOUBLE PERMIT FEES WILL BE CHARGED FOR WORK STARTED PRIOR TO OBTAINING PERMITS\*\***

**Permit Fees:**

Deck:	\$75.00	(32690)
Accessory Structure <200 sq.ft.:	\$75.00	(32690)
Accessory Structure >200 sq.ft.:	\$125.00	(32690)
Pass-Thru Charges (if applicable):	\$ _____	(13270)
Pass-Thru Reason:	_____	
Other Projects:	No Cost	

**TOTAL PERMIT FEE:** \_\_\_\_\_

Date Paid: \_\_\_\_\_

Amount Paid: \_\_\_\_\_

Receipt Number: \_\_\_\_\_