

## Certificate of Occupancy/Temporary Certificate of Occupancy

**Certificate of Occupancy:** A building or structure, with the exception of accessory structures shall not be used or occupied and a change in the use of occupancy classification of a building or structure or portion thereof shall not be made until the Building Official or his representative has issued a Certificate of Occupancy. The Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of the building codes or other ordinances of Sumner County. Certificates presuming to give authority to violate or cancel the provisions of the building codes or other ordinances of Sumner County shall not be valid. It is the Contractor's responsibility not to allow occupancy until a Certificate of Occupancy has been issued. No residential dwelling or commercial building shall be used or occupied until the permit holder has requested a final inspection and the final inspection has been performed by the Building & Codes Department and a Certificate of Occupancy has been issued.

Fees:

- Residential existing or new construction: No Fees
- Commercial change in the existing use or occupancy classification of a building or structure or portions thereof: Fees \$250.00
- Commercial new construction: Fees \$250.00

**Temporary Certificate of Occupancy:** The Building Official or his representative is authorized to issue a Temporary Certificate of Occupancy before the completion of the entire work covered by the permit, providing that such portion or portions shall be occupied safely. Also, in order for a Temporary Certificate to be considered the final electrical inspection must be approved. The Building Official or his representative shall set a period during which the Temporary Certificate of Occupancy is valid. It is the Contractor's responsibility to not allow occupancy until a Temporary Certificate of Occupancy has been issued.

Fees:

- Residential: \$150.00
- Commercial: \$250.00

**IBC Section 111.4 Revocation.** The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provision of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.