

# Multi-Sectional Homes

What are the requirements for a permit for a Multi-Sectional Home in the City of Knoxville?

## Requirements

- Provide Multi-Sectional Home Dealer's State Certificate
- Provide Multi-Sectional Home Stabilizing System Contractor's state certificate. Exception is when a multi-sectional homeowner installs the stabilizing system on one's own home.
- Identify type of material used to construct a solid perimeter wall.

## Specific Requirements

- Provide an exterior landing at all exterior doors at least the width of the door, which is at the same approximate elevation of the inside finished floor. Stairs, guardrails and handrails may be required.
- Provide a solid wall around the perimeter skirting of the multi-sectional home. The wall must be constructed using an approved durable material. The wall should provide an access opening to the under-floor space and the wall should contain the proper ventilation openings.
- All removable components used for transportation of the multi-sectional home shall be removed from the unit.
- Any future addition or construction of structures on your lot will require review, permit and inspection by the City of Knoxville. Any addition that is attached to the multi-sectional home must include written approval from the multi-sectional home manufacturer to the City of Knoxville Inspections Bureau during the review process.
- Any alteration or repair to the multi-sectional home should be reviewed and approved by the manufacturer and/or the State of Tennessee rather than the City of Knoxville.
- You should do no work or place the multi-sectional home upon your lot until you have secured all required permits from the City of Knoxville Inspection Bureau.
- The City of Knoxville does not enforce or check for deed restrictions. Prior to requesting a permit, you should investigate the subdivision requirements to assure that deed restrictions are not in place that prevent you from placing the multi-sectional home on your property.
- The City of Knoxville Zoning Ordinance allows only one single-family dwelling unit per lot except when approved by the Metropolitan Planning Commission in the RP-1, 2, or 3 zoning district. Unless otherwise approved, a multi-sectional home cannot be placed on the same lot as another single-family dwelling.

Applications and Plot  
Plans must be  
submitted to:

**Plans Review &  
Inspections  
Division**

City of Knoxville  
400 Main St., Rm 505  
Knoxville, TN 37902

## Plans Review

Fee (due at  
submittal)  
\$50.00

Mailing Address:  
P.O. Box 1631  
400 W. Main St., Ste 505  
Knoxville, TN 37901-1631  
865-215-2999 Office  
865-215-2627 Fax  
865-215-4830 Inspection  
Request line

## Process

1. Complete City of Knoxville Plans Review application and pay required fee. Submit four (4) copies of plans.
2. Your plan will be reviewed. When approved, you will be notified that you may now secure a building permit.
3. Return to Inspection Office and secure the building permit and pay required fee. You will need to provide the State Contractor's name and license number for the person installing any permanent foundation, walls, porches, decks, carports, garages, or any other necessary structures that have a total valuation of \$3,000 or more.
4. Following issuance of a Building Permit, you will be required to employ a contractor(s) holding a City of Knoxville license to secure permits and pay the required fees for the site installation of the electrical, gas, sewer and water lines or equipment. The fees will include fixtures within the unit.

## What Types of Inspections are Required by the City of Knoxville?

- The contractors will be required to call for required inspections for foundations, footings stabilization, sewer, water, gas, electric and mechanical work. No work shall be concealed until the proper city approval is given. A final inspection is required for each permit. When completed, a Certificate of Occupancy may be issued. Each owner should request that they be provided with a City of Knoxville Certificate of Occupancy before the multi-sectional home is occupied.
- The City of Knoxville will require a water test on the waste piping to the flood level rim of the fixtures and a pressure test on the gas lines from the meter to the equipment. This is provided for the owner's protection to assure all lines are free from dangerous gas leaks.