

Q: WHAT ARE THE ADVANTAGES OF BUILDING CODES?

A: Each one of us relies on the safety of structures that surround us in our everyday living. Building Codes provide safeguards and even though no code can eliminate all risks, reducing them to an acceptable level provides for a better living environment. Other advantages would include helping to prevent instant slums, establishing a means of updating property assessments, lower insurance rates, helping in getting state and federal grants and satisfying the requirements of the water conservation act.

Q: WHEN DO I NEED A PERMIT?

A: If you intend to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or to install, alter, repair or replace any part of the electrical, gas, plumbing, or HVAC systems, a permit is required. Other specific items would include but not be limited to manufactured homes, decks, storage buildings, pole barns etc.

Q: WHAT DO I NEED TO BRING WITH ME WHEN I COME FOR A RESIDENTIAL PERMIT?

A: Before a permit can be issued you need to provide us a recorded copy of the plat of the property showing lot lines and size of the lot. A copy of the septic and well permit (if applicable) issued by the Environmental Health Department. General contractors and licensed subcontractors on the job **MUST** be the permit holder and sign the permit application. **HOWEVER**, a homeowner can be their own contractor so long as they do not hire licensed sub-contractors. All contractors, either homeowners or licensed, must bring in the necessary self-work and contractor affidavits at time of permitting. These affidavits must have original signatures. Faxed copies will be accepted.

Q: WHAT IS THE PROCEDURE FOR OBTAINING A COMMERCIAL PERMIT?

A: The first is to obtain a soil and erosion permit from the Zoning Department. The second step is to contact the Building Department and go through the plan review process. After the plan review process is complete, you are ready to apply

for the Building Permit. Application needs to be filled out and fees paid along with 1) three complete sets of Architectural, Structural, Electrical, Plumbing and HVAC plans stamped and signed by the appropriate engineers. These all have to be turned in to the Building Inspection Department in order to be reviewed by the appropriate personnel. The plans are then reviewed for code compliance and when all conditions have been met, the Building Permit can be issued. Soil and Erosion plans are required for sites that include the creation or addition of 5,000 square feet or greater of new impervious surface area, or that involves land disturbing activity of 5,000 square feet of land or greater.

Q: WHAT BUILDING TYPES REQUIRE STAMPED DRAWINGS?

A: Georgia law requires architect or engineered stamped drawings on all Group (A) Assembly, group (E) Education, and group (I) Institution occupancies; on buildings 3 or more stories in height, and on all commercial buildings 5,000 square feet or more in area.

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