



CHECKLIST FOR RESIDENTIAL BUILDING PERMITS (New Construction, Addition, Renovation, Swimming Pool)

1. ____ Completed 'Application for Residential Building Permit' & 'Residential Plan Review' form.
2. ____ Completed REScheck report (www.energycodes.gov/rescheck) **IF HEATED**.
3. ____ Completed 'Authorized Permit Agent Form' if applicable.
4. ____ Two (2) copies of detailed scale drawings (min. 11 x 17) including but not limited to:
 - All elevations (views) of the building; detailed framing plan to include roof, wall and floor systems, with legible dimensions and type of lumber to be used.
 - Detailed foundation plans showing footing and/or slab dimensions and specifying type of concrete to be used. Foundation walls shall be detailed on this drawing showing type of material used.
 - Electrical plans shall show all circuits to be installed, including wire size for each circuit; panel location, size in amps, number of spaces, over-current protection of each circuit, service entrance location, size, and type of service entrance cable.
 - Plumbing and Mechanical shall show supply and return location with size and type of HVAC unit, ductwork; location of water heater, sinks, lavatories, tubs, showers, and all other fixtures; supply, drain pipe size and type of each unit.
 - HVAC load calculations shall be provided prior to issuance of HVAC Permit.
 - Swimming Pool** - Drawing or plan of the pool with dimensions, layout, and details.
5. ____ Two (2) copies of scale Site Plan (min. 11 x 17) of location including but not limited to:
 - Project site's Tax Map, block & lot number(s), acreage, and zoning.
 - Street rights-of-way; including name, number & widths
 - Existing easements; including type, width, and use restrictions, if any. All zoning or prior plat conditions and/or variance approvals and conditions.
 - Existing storm drainage structures and Stormwater Management facilities on the project parcel(s), and within fifty (50) feet of the property lines, or additional distance as may be necessary in order to show major features or conditions that may affect the project including type of pipe, sizes, and direction of flow.
 - Streams, ponds, marshes, approximate boundaries of wetland areas, including names, if applicable, on the project parcel(s), and within fifty (50) feet of the property lines, or additional distance as may be necessary in order to show major drainage features or conditions that may affect the project downstream of the site within the drainage basin.
 - The approximate 100-year flood area boundary and the source of information.
 - Existing utility lines and structures, such as water, sewer, gas, electric, telephone, wells, and drainfields (if any) on the project parcel(s), including size or capacity, and within fifty (50) feet of the property lines, or additional distance as may be necessary in order to show major features or conditions that may affect the project.
 - Proposed buildings, including use, height, and for site plans only, distance to property lines, building restriction (setback) lines, and buffer dimensions (if applicable), and any existing buildings or structures on the property and within fifty (50) feet of the property line, or additional distance as may be necessary in order to show major features or conditions that may affect the project.
 - The seal and signature of the design professional that prepared the plan shall be on each plan sheet. **(Required for New Construction only)**



On October 1, 1991, the Uniform Codes Act became effective in Georgia. On July 1, 2004, this Act was revised to make the following construction codes mandatory as the Georgia State Minimum Standard Codes. Listed below are the code editions in effect as of January 1, 2018.

- International Building Code, 2012 Edition, with current Georgia Amendments (2014) (2015) (2017)
- International Residential Code, 2012 Edition, with current Georgia Amendments (2014) (2015)
 - Prescriptive Deck Details, 2014 Edition, with current Georgia Amendments (2015)
- International Fire Code, 2012 Edition, with current Georgia Amendments (2014)
- International Plumbing Code, 2012 Edition, with current Georgia Amendments (2014) (2015)
- International Mechanical Code, 2012 Edition, with current Georgia Amendments (2014) (2015)
- International Fuel Gas Code, 2012 Edition, with current Georgia Amendments (2014) (2015)
- National Electric Code, 2017 Edition, (No Georgia Amendments)
- International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments (2011) (2012)
- International Swimming Pool and Spa Code, 2012 Edition, with current Georgia Amendments (2014)
- **For information and questions regarding the Life Safety Code (NFPA 101) or the Georgia Accessibility Code please contact the State Fire Marshal's Office.**

The Act requires local governments that elect to enforce these codes within their jurisdictions to adopt administrative procedures and penalties in order to locally enforce any of these mandatory codes. Also, any applicable appendices of these codes must be adopted locally in order to be enforceable within a specific local jurisdiction.

The Act also made the following optional codes available for local government adoption and enforcement. Local governments choosing to enforce any of the below optional codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties.

- International Existing Building Code, 2012 Edition, with Georgia Amendments (2015)
- International Property Maintenance Code, 2012 Edition, with Georgia Amendments (2015)
- National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

The Georgia Amendments are available at the below weblink:

<http://www.dca.state.ga.us/development/constructioncodes/programs/codeAmendments.asp>

The DCA Board specifically omitted the plumbing, electrical and energy requirements of the International Residential Code for One- and Two-Family Dwellings. Therefore, the plumbing requirements of the International Plumbing Code and the energy requirements of the International Energy Conservation Code must be used for one- and two-family dwelling construction.