

City of LaFayette, Georgia

Codes Enforcement & Engineering Department

**207 S. Duke Street
LaFayette, Georgia 30728
Phone: (706) 639-1511
Fax: (706) 638-1872
Superintendent Rod Robertson**

Requirements to obtain a building permit for new residential or commercial buildings are listed below, subdivision regulations and sign permits will be discussed first hand in our office.

1. Deed and plot plan (plat): A deed (showing ownership of property) is required to obtain a building permit; a plat and a copy of the plate with a scaled sketch of the footprint of the proposed structure or existing building added on should be provided for our permit file. The plot plan should have property lines with distances and bearings, adjacent streets by name, any unopened streets, associated easements, north arrow (in proper orientation) and drawing scale, and licensed surveyor's stamp.

2. Plans: An architectural stamp is not required on drawings for one and two family dwellings or for townhouses not more than tree stories above grade in height with a separate means of egress. Plans for multifamily or commercial structures must have an architectural stamp. All plans must be designed per current adopted building codes. All construction, where a building permit is issued, requires some type of plan to review and place in our permit file. The plan (whether provided by the owner or a designer) must show these applicable items:

- Foundation design plan (showing reinforcement)
- Floor plan (First floor elevations required in flood areas)
- Framing details – Floor system design, wall design, ceilings and roof design with appropriate cross-section or blow-up views.
- Electrical layout
- Plumbing layout
- HVAC layout
- Energy conservation requirements

3. All completed utility applications must be submitted prior to plan review.

4. Prior to receiving a building permit: Plans must be reviewed and approved, the proposed structure must be "field located" on the property (property lines visible) to confirm compliance with zoning setbacks, and there must be an approved parking plan meeting the city's parking requirements (if applicable). At least three business days are required to review plans.

5. Copies of state license and city business licenses for plumbers, electricians and HVAC contractors. A copy of city business license and Georgia Contractor's license is required for contractor.

Construction inspection required

1. Erosion plan if required.
2. Minimum BMP (erosion and sediment controls) prior to ANY land-disturbing activities.
3. Footing or slab inspection
4. Sewer line pressure test from clean-out @ property line to clean-out at junction of building drain and sewer line at foundation; water service line pressure test from meter to first valve at foundation.
5. Foundation block work, vent and anchor bolts located to code
6. Floor support system
7. Framing and roof support system
8. Rough electrical, plumbing, HVAC; all water service, plumbing and floor drainage lines shall be pressure tested
8. Energy conservation
9. Final inspection

Other information

Call before you dig number: 1-800-282-7411 or just call 811.

For water line approval, Paula A. Whiting, environmental engineer for drinking water permitting, Georgia Department of Natural Resources, 2 Martin Luther King Jr. Drive S.E., Suite 1362, East Floyd Tower, Atlanta, GA, 30334. Phone: (424) 651-8427.

For sewer line approval, Mark Beebe, Georgia Department of Natural Resources, Environmental Protection Division, Water Protection Branch, 4220 International Parkway, Suite 101, Atlanta, GA, 30354. Phone: (404) 675-1601.

Send erosion sediment and pollution control plan to Environmental Protection Division district office at Mountain District Cartersville office, Georgia Environmental Protection Division, P.O. Box 3250, Cartersville, GA, 30128-1705. Phone: (770) 387-4900.

Georgia Construction code information

For questions regarding licenses, tests and investigation of contractor's workmanship, call the Construction Industry Licensing Board, Office of Secretary of State at (478) 207-1416. The office is in Macon.

For consumer complaints regarding disputes with builders, call the Governor's Office of Consumer Affairs at (404) 651-8600 or (800) 869-1123.

For questions regarding manufactured (mobile) homes, call the Georgia Safety Fire Commissioner, Manufactured Housing Division at (404) 656-9498.

For questions regarding industrialized (factory built) buildings or modular buildings, call the Industrialized Buildings Program of the Department of Community Affairs at (404) 679-5246.

For technical information regarding the Georgia State Minimum Standard (construction) codes, call the Construction Codes Section of the Department of Community Affairs at (404) 679-3118.

Code books may be purchased from one of the following sources:

International Code Council
900 Montclair Road
Birmingham, AL 35213-1206
Telephone: (205) 591-1853
Fax: (205) 591-0775

Engineer's Bookstore
748 Marietta Street
Atlanta, GA 30318
Telephone: (404) 221-1669 or (800) 635-5919
Fax: (404) 221-1119

DeKalb Bookstore Inc.
448 North Indian Creek Drive
Clarkston, GA 30021
Telephone: (404) 294-8635
Fax: (404) 294-0133

Georgia Plumber's Trade Association
1517 Lucky Street
Griffin, GA 30223
Telephone: (770) 229-1288
Fax: (770) 229-1422

Architectural Book Center/AIA Georgia
231 Peachtree Street NE, Suite B 04
Atlanta, GA 30303-1603
Telephone: (404) 222-0099 or (800) 850-4299
Fax: (404) 222-9916

Southern Polytechnic Bookstore
1100 South Marietta Parkway
Marietta, GA 30060
Telephone: (678) 915-7355 or (678) 915-3288
Fax: (678) 915-3179

Code revisions

Current amendments and revisions shall be enforced for the Mandatory Georgia State Minimum Standard Codes for Construction and any adopted Optional Codes:

International Building Code, (current edition)

International Residential Code, (current edition)

International Plumbing Code, (current edition)

International Mechanical Code, (current edition)

International Fuel Gas Code, (current edition)

International Energy Conservation Code, (current edition)

International Fire Code, (current edition)

International Property Maintenance Code, (current edition) (Adopted Optional Code) International

Existing Building Code, (current edition) (Adopted Optional Code)

If you have any questions, please, contact the Construction Codes Program at (404) 679-3118.

Georgia State Minimum Standard Codes

On Oct. 1, 1991, the Uniform Codes Act became effective in Georgia. On July 1, 2004, this act was revised to make the following eight construction codes (current edition) mandatory as the Georgia State Minimum Standard Codes: International Building Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, National Electrical Code, International Fire Code, International Energy Conservation Code and International Residential Code. All of the listed codes are subject to Georgia amendments which are enforceable.

The act requires local governments that elect to enforce codes within their jurisdictions to adopt administrative procedures and penalties to locally enforce any of these mandatory codes. Appendices are not enforceable unless specifically referenced in the body of the code or adopted by the Department of Community Affairs or the local jurisdiction...

The act also made the following optional codes available for local government adoption and enforcement: International Property Maintenance Code (current edition) and International Existing Building Code (current edition). Local governments choosing to enforce either of these optional codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties which the City of LaFayette has done.

The state Department of Community Affairs board specifically omitted the plumbing, energy conservation and electrical requirements of the International Residential Code for one and two family dwellings; therefore, the plumbing, energy conservation and electrical requirements shall be enforced by utilizing the appropriate International Code.