Building in the City of Grantville

Your Guide to the Construction and Permit Process

City of Grantville
123 LaGrange St
Grantville, GA 30220
(770) 583–2289

General Information

Phone **770-583-2289**
Fax **770-583-2280**
Building Inspection Line **770-474-9393 or 770-914-2377**

Staff
Robi Higgins 770-583-2289 x2004

SAFEbuilt
Paul Hardy - Building Official **(O) 678-216-0641 (C) 770-355-2133**
Email: phardy@safebuilt.com

Wade Kain - Deputy Building Official/Plans Examiner **678-216-0641**
Email: wkain@safebuilt.com
Fax **678-216-0647**

Current Codes Observed- as adopted by the Georgia DCA
2018 ICC International Building Code with Georgia Amendments
2018 ICC International Residential Code with Georgia Amendments
2018 ICC International Mechanical Code with Georgia Amendments
2018 ICC International Plumbing Code with Georgia Amendments
2018 ICC International Fuel Gas Code with Georgia Amendments
2018 ICC International Fire Code with Georgia Amendments
2018 International Swimming Pool Code with Georgia Amendments
2015 Energy Conservation Code with Georgia Amendments
2011 National Electrical Code
2012 ICC International Property Maintenance Code
City of Grantville Ordinances

General

1. A permit is required to construct, alter, repair, move, demolish, or to change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the appropriate Code or Ordinances of the City of Grantville.
2. Construction documents must be submitted with a completed permit application and approved prior to a permit being issued.
3. Permits for construction shall be issued only if all other regulations and zoning restrictions are complied with as required by the City.
4. An elevation certificate will be required for construction in a floodplain at the time of permit application.
6. Commercial projects may require plans designed by a licensed Georgia Architect and/or Engineer.
7. Construction may **not** commence until all permits have been issued.
8. **Permit holders are responsible for obtaining all required inspections. Please phone 770-474-9393 or 770-914-2377 for inspections. Inspection request must be called in by 4:00pm a day in advance to insure proper inspection coordination. Inspections will be conducted the next regular business day.**
9. All contractors and/or subcontractors are required to be licensed in the State of Georgia as required by O.C.G.A. Title 43.

What you will need to obtain a building permit.

1. Two complete sets of plans will need to be submitted for residential construction and commercial projects. There is also a scope of work sheet what will need to be completed and submitted with residential alteration or addition projects. Construction documents for commercial projects are required to be signed and sealed by the appropriate design professional in accordance with O.C.G.A. Title 43-4 and 43-15 regulating the practice of Architecture, Professional Engineering and Land Surveying.

2. **Site Plan-** must show lot dimensions, building footprint with dimensions, and dimensions from building to property lines and all other buildings on the property.

3. Foundation Plan- show footing, foundation walls, beam and pier locations with dimensions. Also show frost walls where applicable.

4. Floor Plan- identify and dimension all rooms and include and dimension all doors and windows.

5. Wall Section- show typical wall section from footing through roof and label all materials and provide spacing.

6. Elevations- provide elevation view of at least two sides, four side views however is preferred.

7. Framing Plan- Show framing member layout, size and spacing, bearing points and girder size and span.

8. Deck Framing Plan- Construction details from the SAFEbuilt guide for Uncovered Decks and Porches or an equal.

9. Commercial construction may also require civil, structural, electrical, mechanical and plumbing plans, as well as all material specifications to be submitted.

10. Retaining walls greater than 48” in height measured vertically from the footing require a permit and a design from a Registered Georgia Engineer.

11. A copy of the manufacturer's installation instructions is required to be provided for all prefabricated fireplaces.

12. A completed permit application must accompany all construction documents.

13. Cell tower modifications or alterations also require a structural analysis signed and sealed by a Registered Georgia Engineer be provided in addition to construction documents at permit application.

14. Manufacturer's installation instructions are required to be provided for all pre-manufactured swimming pools, hot tubs or spas. A site plan showing location of the pool with dimensions is required for all pool, hot tub or spa permits.

15. Construction trailer permit applications require the submittal of the manufacturer's set-up specifications(if available) in addition to a site plan. The trailer shall be adequately supported, anchored and access landing and stair installed prior to electrical connection approval.

16. All suspended slabs are required to be designed by a State of Georgia Registered Engineer.

Required inspections and Scheduling

Please phone the inspection line @ **770-474-9393 or 770-914-2377** to schedule inspections. Inspection request may also be emailed to tyroneoffice@safebuilt.com. Please provide contact information, permit number, address and type of inspection. All inspections must be scheduled by 4:00 pm the day in advance. Do not proceed with any further work until the required inspections have been conducted and approved.

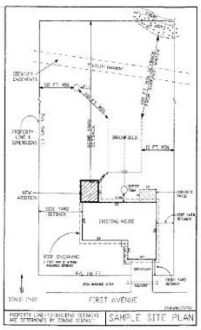
Below are examples of the required inspections and when to call for them. Some circumstances might require special inspections or other inspections not listed be performed. Please check with the inspector to see if any other inspections are required. The permit card and the approved plans are required to remain on the job site and must be present to receive inspections.

Footing- Once excavation and footing forming is complete and prior to any placement of concrete.
Foundation- Upon completion of all forming and the required steel is in place and prior to any placement of concrete.
Under-Slab Plumbing- After all building drain piping and water piping (if applicable) is complete and the required pressure test is on.
Slab Prep- Once all plumbing is backfilled, turn-down footings and grade beams are excavated, vapor barrier is installed and reinforcement is in place. All chemical soil termite treatment is also done at this time.
Wall Sheathing- The wall sheathing nail off inspection is done prior to installation of the moisture barrier.
Moisture Barrier- The moisture barrier is installed, all joints taped and windows and doors flashed.
Rough Building, Electrical, Mechanical and Plumbing- Once all work is complete, required pressure test is on, and prior to placement of any insulation or drywall. All rough inspections are done at the same time.
Wall or Ceiling Cover- This is done prior to closing walls or ceilings in commercial projects.
Insulation- This is done after all insulation is installed in walls or sloped ceilings prior to drywall. Floors exposed to unfinished areas and blown attics may be done by final.
Suspended Slab- Inspection shall be done after all forming and required steel reinforcement is in place.
Temp. Electric- After meter base, panel or disconnect, mast or underground conduit and or wiring is installed and ready to energize. GFCI outlets and proper grounding must also be in place. Note: all temporary services must be erected and sufficiently braced.
Temp to Perm or Permanent Electrical Service- All electrical must be complete, all circuits landed in the panel and proper grounding installed. Open outlet boxes where lighting fixtures are missing must be capped with wire nuts and blank covers installed on boxes. Burial depths for underground services must be inspected prior to backfilling
Sewer or Water Connection- This inspection, if applicable, is made once all piping is installed and prior to backfilling.
Final- Whenever all construction, final grading, testing or other items are completed and the building is finished and prior to occupancy. All landscaping must also be complete at this time.
Demolition- Once utilities have been disconnected and capped and final grading is completed and site stabilized.

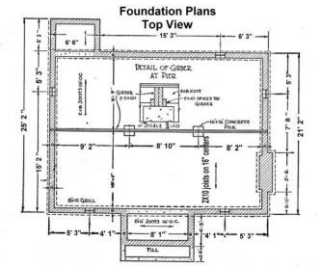
Exhibits

See attached exhibits for plan requirements, Question and answer, egress window requirements, contractor license requirements, commercial plans
checklist, decks, sample site plan and wall section and permit applications.

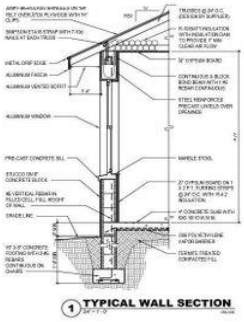
Examples of Plans Required to Obtain a Residential Building Permit



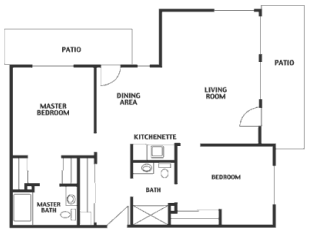
Site Plan: This plan should show the location of the project on the property, dimensions of the footprint of the structure, distances to other building on the property, distances to property lines and the location of the primary structure if this is an addition to an existing building.



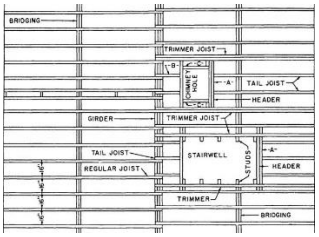
Foundation Plan: This plan should show all footings, piers, grade beams, column footings, thickened slab for bearing walls or foundation walls. This plan should also detail all sizes of footings, walls or piers and reinforcement required. Additional detail may be included on the typical wall section.



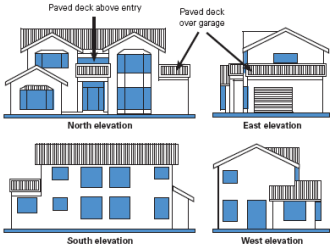
Typical Wall Section: This plan should detail all materials used to construct the project. Detail shall include framing member sizes and spacing, sheathing type and size, insulation, exterior finish, roofing, header and beam size and foundation detail.



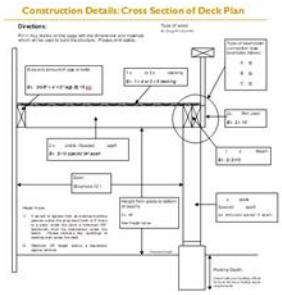
Floor Plan: This plan should show the layout of the rooms, labeling of the rooms and show all window and door locations. Dimensions may be required to determine code compliance.



Framing Plan: This plan should indicate floor joist, ceiling joist or rafter layout. Size of framing members and spacing should also be included. Beam sizes and well as bearing points should also be indicated.



Elevation Views: This plan should show the proposed exterior finished view of the project. For additions, the existing structure shall also be shown.



Deck Framing Plan: This plan is a detail based on the requirements from the International Residential Code. This can be obtained from the building department as a guide to be submitted for plan review.

Scope of Work: This is a written description of all work to be done. Please include any mechanical, plumbing or electrical work being done. Also include any work to be to be done in other areas of home during the project if applicable. There is a scope of work sheet that may be obtained and completed.

Requirement for a Licensed Contractor
Quick Reference

Work to be done	License Required	Not Required
Residential construction < $2500		✓
Residential construction > $2500	✓	
Residential electrical, mechanical or plumbing	✓	
Specialty contractor work such as but not limited to: concrete work, landscaping, painting, drywall, roofing, flooring, door or window installation, insulation, trim work, cabinet and counter installation, siding, masonry work and etc.		✓
Work performed by homeowners on their own property not for sale or lease		✓
Commercial construction < $2500		✓
Commercial construction > $2500	✓	
Commercial electrical, mechanical or plumbing	✓	
Commercial work performed by owner for their own use and not for use by the general public and not for sale or lease		✓
Agricultural building construction		✓
Mechanical, electrical and plumbing work conducted by a full-time employee of and institution, manufacturer or business when working on the premises of the employer		✓

This guide is only a quick reference to indicate that a Georgia Licensed Contractor may be required. Please reference O.C.G.A Title 43-14 and 43-41 for complete licensed contractor requirements.

Commercial Permit Checklist

Per O.C.G.A. 43-4-14(b)(3), new or existing assembly occupancies, educational, health care, correctional or detention facilities, hotels, dormitories or lodging facilities, multifamily housing or apartment complexes and care facilities require the plans to be prepared by a State of Georgia licensed Architect. These drawings shall bear the seal and signature of the Architect of record.

_____1. TWO COMPLETE PRINTED SETS OF PLANS THAT INCLUDE:

- ☐ A. Site Plan
- ☐ B. Signed and Sealed Architectural Plans (if applicable) with a code summary
- ☐ C. Foundation Plan
- ☐ D. Accessibility Plan (if applicable)
- ☐ E. Life Safety Plan
- ☐ F. Structural Plans
- ☐ G. Signed and Sealed Structural Calculations (if required)
- ☐ H. Electrical Plans
- ☐ I. COMcheck energy compliance worksheets
- ☐ J. Mechanical Plans
- ☐ K. Plumbing Plans
- ☐ L. Fire Protection Plans as required by the Fire Marshall

_____ 2. COMPLETED BUILING PERMIT APPLICATION

_____ 3. CONTRACTOR LICENSE INFORMATION

All contractors must be licensed in the State of Georgia.

A. Site Plan: Scaled drawing, which shows the size and location of all new construction and all existing structures on the site and the distances from structure(s) to lot lines and to other structures on site.

> Specifications: Requirements for submittal vary on how much information is shown on construction drawings.

B. Architectural Plans: Dimensioned plans for each floor that shows room layouts and use of space. Also includes a complete code summary; elevation views; wall sections; schedules for windows, doors and finishes; stair dimension and details, such as riser height, tread width, guard/handrail height and headroom dimension. Include all information used for building height or size increases.

C. Foundationl Plans: This plan is contains the foundation design, sections, allowable soil bearing pressure, the depth of the foundation and the proposed materials to construct the foundation.

D. Accessibility Plan: Provide a plan that shows all accessible features of building, including routes, both interior and site, entrances and means of egress, areas of refuge, facilities and elevations, hardware, handrail ramps and other requirements for an accessible building per the IBC, ICC/ANSI A 117.1 and Georgia Accessibility Code.

E. Life Safety Plan: Provide a plan that shows egress calculations, occupancy loads and uses for each room, travel distance, exit widths, emergency lighting and exit signs.

F. Structural Plans & Calculations: Typical floor and roof framing plans. The plan(s) size of members to be used, allowable stresses and all the information to erect the joints, beams, rafters, columns or girders within the structure including calculations. A registered engineer must seal all structural plans for pre-engineered buildings. Calculations may be required.

G. Structural Calculations: These must be provided for all telecommunication tower alterations and some building structural alterations to a degree as determined by the plans examiner. These may be required for new construction as well

H. Electrical Plans: Drawn to scale upon suitable material and shall include the location, nature and extent of work proposed, service riser, panel schedule and all other work conforming to the provisions of the NEC.

I. COMcheck: This energy compliance evaluation must be submitted for all new construction or substantial alterations.

J. Mechanical Plans: Location, size and listed/labeled information for all equipment and appliances that comprise parts of the buildings mechanical system. Ventilation and exhaust calculations, schedules, supply and exhaust duct work, chimney termination, materials and any other information required to complete the buildings HVAC System.

K. Plumbing Plans: Includes isometric riser diagrams for potable water supply and the drain waste and vest systems With the locations and materials specified for all the piping and fixtures within the plumbing system. Also details of special devices (backflow preventer, grease traps, etc.) shall be shown.

L. Fire Protection Plans: When required by the Fire Marshall, the construction documents may include a submission for the suppression system, the fire alarm system, the smoke control system, single/multiple station detectors, standpipes, fire department connections and fire extinguisher(s) size and location.

Permit Requirement Q&A: Do I need a permit?

Often, we receive questions as to what work being done requires a permit. Below are questions and examples of work requiring a permit or exempt from a permit. These are only examples and not all-inclusive of permit requirements. If you have any questions pertaining to a permit requirement, feel free to contact an inspector at 678-216-0641. Permit requirements may differ for commercial projects.

What residential construction work may I do without a permit?
Typically, non-structural repair such as sidewalks and driveways, painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work may be done without a permit. Prefabricated swimming pools that are less than 24 inches (610 mm) deep, swings and other playground equipment are also exempt from requiring a permit.

What residential electrical work may I do without a permit?
Minor repair work, including the replacement of lamps, receptacles, switches, replacement of branch circuit overcurrent devices of the required capacity in the same location or the connection of *approved* portable electrical *equipment* to *approved* permanently installed receptacles may be done without a permit. Also, Electrical wiring, devices, *appliances* or *equipment* operating at less than 25 volts and not capable of supplying more than 50 watts of energy or *listed* cord-and-plug connected temporary decorative lighting may be installed without a permit.

What residential plumbing work may I do without a permit?
The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, faucets, sinks and lavatories, provided such repairs do not involve or require the replacement or rearrangement of pipes may be done without a permit. Any alteration of the piping system, installation of a new water heater or relocation of existing fixtures would require a permit.

What residential mechanical work may I do without a permit?
The installation of portable cooling units or the replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe may be done without a permit. Replacement of furnaces, air conditioning condenser units or alteration or replacement of duct work would require a permit.

Can I do my own work to my house?
If you currently occupy the home, you may do the work yourself. We highly recommend you contact a licensed contractor if you are not familiar with the work involved. Improperly installed electrical, mechanical or plumbing systems may result in a greater risk of sickness, fire or death. Be sure to protect your family, yourself and your investment.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. *Basements,* habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where *basements* contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.3. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or court that opens to a public way.

Exception: *Basements* used only to house mechanical *equipment* and not exceeding total floor area of 200 square feet (18.58 m^2).

> **R310.2.1 Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m^2).
>
> **Exception:** *Grade* floor openings shall have a minimum net clear opening of 5 square feet (0.465 m^2).
> **R310.2.1 Minimum opening height.** The minimum net clear opening height shall be 24 inches (610 mm).
> **R310.2.1 Minimum opening width.** The minimum net clear opening width shall be 20 inches (508 mm).
> **R310.1.1 Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

R310.2.3 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.9 m^2), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

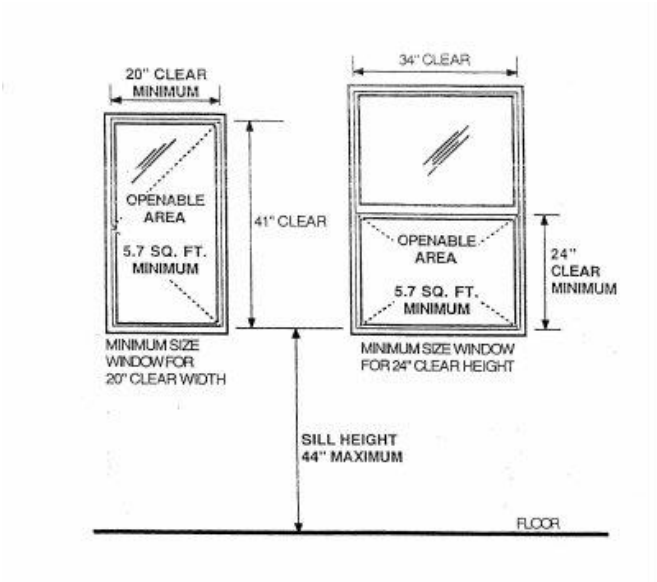
> **R310.2.3.1 Ladder and steps.** Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 . Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R310.3 Bulkhead enclosures. Bulkhead enclosures shall provide direct access to the *basement*. The bulkhead enclosure with the door panels shall comply with Section R310.3 and must meet the net openable area provisions of Section R310.2.1.

R310.4 Bars, grilles, covers and screens. Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.2.1 and such devices shall

be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.

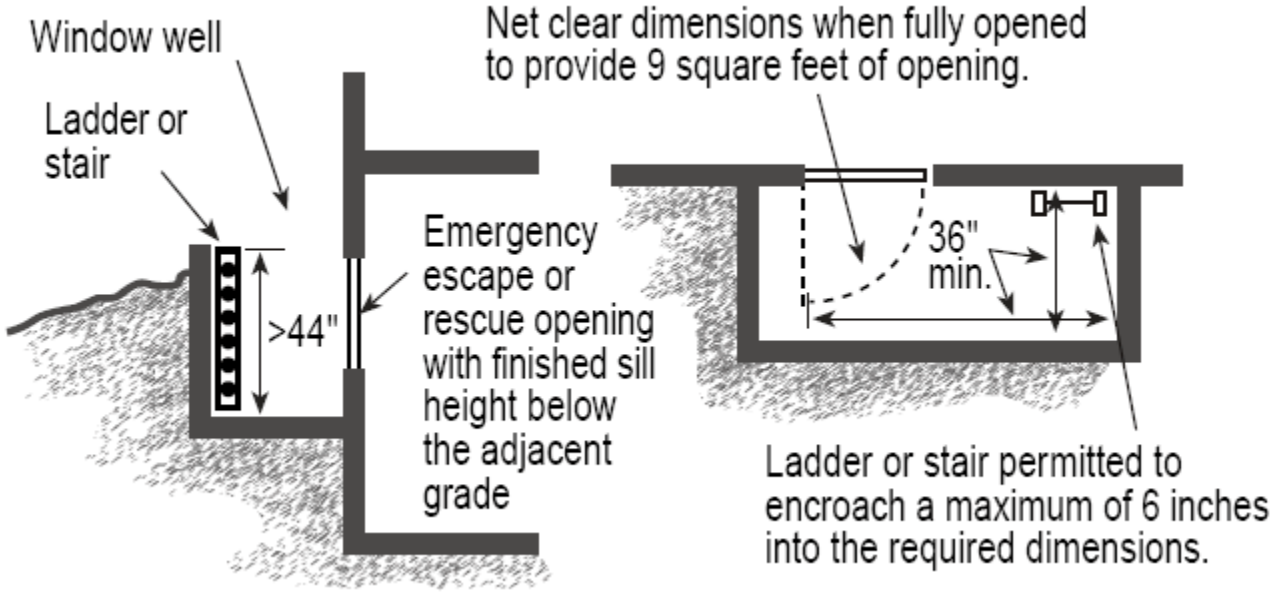
R310.2.4 Emergency escape windows under decks and porches. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches (914 mm) in height to a *yard* or court.



EGRESS WINDOW OPENING SIZE CHART

Area in Square Feet

(Inches) Height / Width	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42
20																		5.69	5.83
21																5.69	5.83	5.98	6.13
22															5.81	5.96	6.11	6.26	6.42
23													5.75	5.91	6.07	6.23	6.39	6.55	6.71
24												5.83	6.00	6.17	6.33	6.50	6.67	6.83	7.00
25										5.73	5.90	6.08	6.25	6.42	6.60	6.77	6.94	7.12	7.29
26									5.78	5.96	6.14	6.32	6.50	6.68	6.86	7.04	7.22	7.40	7.58
27								5.81	6.00	6.19	6.38	6.56	6.75	6.94	7.13	7.31	7.50	7.69	7.88
28							5.83	6.03	6.22	6.42	6.61	6.81	7.00	7.19	7.39	7.58	7.78	7.97	8.17
29						5.84	6.04	6.24	6.44	6.65	6.85	7.05	7.25	7.45	7.65	7.85	8.06	8.26	8.46
30					5.83	6.04	6.25	6.46	6.67	6.88	7.08	7.29	7.50	7.71	7.92	8.13	8.33	8.54	8.75
31				5.81	6.03	6.24	6.46	6.67	6.89	7.10	7.32	7.53	7.75	7.97	8.18	8.40	8.61	8.83	9.04
32			5.78	6.00	6.22	6.44	6.67	6.89	7.11	7.33	7.56	7.78	8.00	8.22	8.44	8.67	8.89	9.11	9.33
33		5.73	5.96	6.19	6.42	6.65	6.88	7.10	7.33	7.56	7.79	8.02	8.25	8.48	8.71	8.94	9.17	9.40	9.63
34		5.90	6.14	6.38	6.61	6.85	7.08	7.32	7.56	7.79	8.03	8.26	8.50	8.74	8.97	9.21	9.44	9.68	9.92
35	5.83	6.08	6.32	6.56	6.81	7.05	7.29	7.53	7.78	8.02	8.26	8.51	8.75	8.99	9.24	9.48	9.72	9.97	10.21
36	6.00	6.25	6.50	6.75	7.00	7.25	7.50	7.75	8.00	8.25	8.50	8.75	9.00	9.25	9.50	9.75	10.00	10.25	10.50
37	6.17	6.42	6.68	6.94	7.19	7.45	7.71	7.97	8.22	8.48	8.74	8.99	9.25	9.51	9.76	10.02	10.28	10.53	10.79
38	6.33	6.60	6.86	7.13	7.39	7.65	7.92	8.18	8.44	8.71	8.97	9.24	9.50	9.76	10.03	10.29	10.56	10.82	11.08



Swimming Pool Code

Based on the 2018 International Swimming Pool & Spa Code

Installation of all swimming pools, spas and hot tubs shall comply with the 2018 International Swimming Pool Code and Article 680 of the 2017 National Electrical Code. All state and local amendments shall also be followed. Pools, spas, and hot tubs installed near existing dwelling units or structures may require modifications to the existing structures to comply with barrier, electrical or tempered glass requirements that may be listed in other sections of applicable codes. This guide does not include all Code requirements and is a reference only.

Plumbing

- 302.3 Pipe, fittings and components shall be listed and labeled in accordance with NSF 50 or NSF 14. Plastic jets, fittings, and outlets used in public spas shall be listed and labeled in accordance with NSF 50.
- 302.5 Backflow prevention for the water supply of pools and spas shall be protected against backflow in accordance with International Plumbing Code or the International Residential Code, as applicable in accordance with Section 102.7.1.
- Prior to filling the newly installed pool, hot tub, or spa, make sure the hose bib is equipped with a vacuum breaker or other means of backflow protection to prevent contamination of the water supply.

Barrier

- 305.2 All outdoor swimming pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with sections 305.2.1 through 305.7.
- 305.2.1 Barrier heights and clearances shall be in accordance with all of the following:
    - The top of the barrier shall be not less than 48” above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3’ measured horizontally from the outside of the barrier.
    - The vertical clearance between grade and the bottom of the barrier shall not exceed 2” for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.
    - The vertical clearance below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4” where measured on the side of the barrier that faces away from the pool or spa.

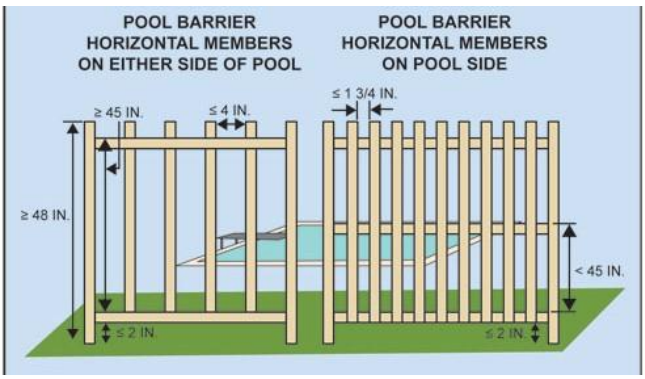
Where the top of the pool or spa structure is above grade the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on top of the pool or spa, the vertical clearance

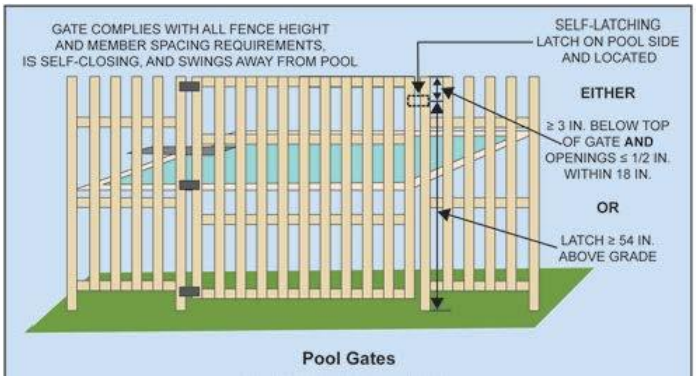
    - between the top of the pool or spa and the bottom of the barrier shall not exceed 4”.
- 305.2.2 Openings in the barrier shall not allow passage of a 4” diameter sphere.
- 305.2.3 Solid barriers that do not have opening shall not contain indentations or protrusions that from handholds or footholds except for normal construction tolerances and tooled masonry joints.
- 305.2.4 Mesh fences, other than chain link fences in accordance with section 305.2.7 shall be installed with the manufactures instructions and shall comply with the following:
    - The bottom of the mesh fence shall be not more than 1” above the deck or installed surface or grade.
    - The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4” from the grade or decking.
    - The fence shall be designed and constructed so that it does not allow passage of a 4” sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not be greater than 4” from grade or decking.
    - An attachment device shall attach each barrier section at a height not lower than 45” above grade. Common attachment devices include, but are not limited to, devices that provide security equal to or greater than that of a hook and eye type latch incorporating a spring actuated retaining lever such as a safety gate hook.
    - Where a hinged gate is used with the mesh fence, the gate shall comply with section 305.3.
    - Patio deck sleeves such as post receptacles that are placed inside the patio surface shall be of nonconductive material.
    - Mesh fences shall not be installed on top of onground residential pools.
- 305.2.5 Closely spaced horizontal members shall be a barrier that is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45”, the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 1-3/4” in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-3/4” in width.
- 305.2.6 Widely spaced horizontal members shall be a barrier that is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45” or more, spacing between vertical members shall not exceed 4”. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-3/4” in width.
- 305.2.7 Chain link dimensions shall have a maximum opening not more than 1-3/4”. Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall not be greater than 1-3/4”.
- 305.2.8 Diagonal members shall have a maximum opening formed by the diagonal members that shall not be greater than 1-3/4”. The angle of the diagonal members shall not be greater than 45 degrees from vertical.

- 305.3 Gates shall comply with the requirements of section 305.3.1 through 305.3.3 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool or spa and shall be self-closing and have a self-latching device.
- 305.3.1 Utility or service gates not intended for pedestrian use, such as utility or services gates shall remain locked when not in use.
- 305.3.2 Double or multiple gates shall have not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than ½" within 18" of the latch release mechanism. The self-latching device shall comply with the requirements of section 305.3.3.
- 305.3.3 Latches shall have a release mechanism for the self-latching device that is located not less than 54" from grade, the release mechanism shall be located on the pool or spa side of the gate not less than 3" below the top of the gate, and the gate and barrier shall not have openings greater than 1/2" within 18" of the release mechanism.
- 305.4 Structure wall as a barrier that serves as part of the barrier and where the doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:
    - Operable windows having a seal height of less than 48" above the indoor finished floor and doors shall have an alarm that produces and audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017.
    - A safety cover that is listed and labeled in accordance with ASTM F1346 and installed for pools and spas.
    - An approved means of protection such as a self-closing door with a self-latching devices, is provided. Such means of protection shall provide a degree of protection not less than the protection that is afforded by the above 2 items.
- 305.5 Onground residential pool structure as a barrier or a barrier mounted on top of an onground residential pool structure shall serve as a barrier where all of the following conditions are present:
    - Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48" above grade for the entire perimeter of the pool, the wall complies with the requirements of section 305.2 and the pool manufacture allows the wall to serve as the barrier.
    - Where the barrier is mounted on top of the pool wall, the top of the barrier is not less than 48" above grade for the entire perimeter of the pool and the wall and the barrier on top of the wall comply with the requirements of section 305.2.
    - Ladders or steps used as a means of access to the pool are capable of being secured, locked or removed to prevent access accept where the ladder or the steps are surrounded by a barrier that meets the requirements of section 305.

- Openings created by the securing, locking or removal of the ladders and the steps do not allow the passage of a 4” diameter sphere.
- Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer’s instructions.

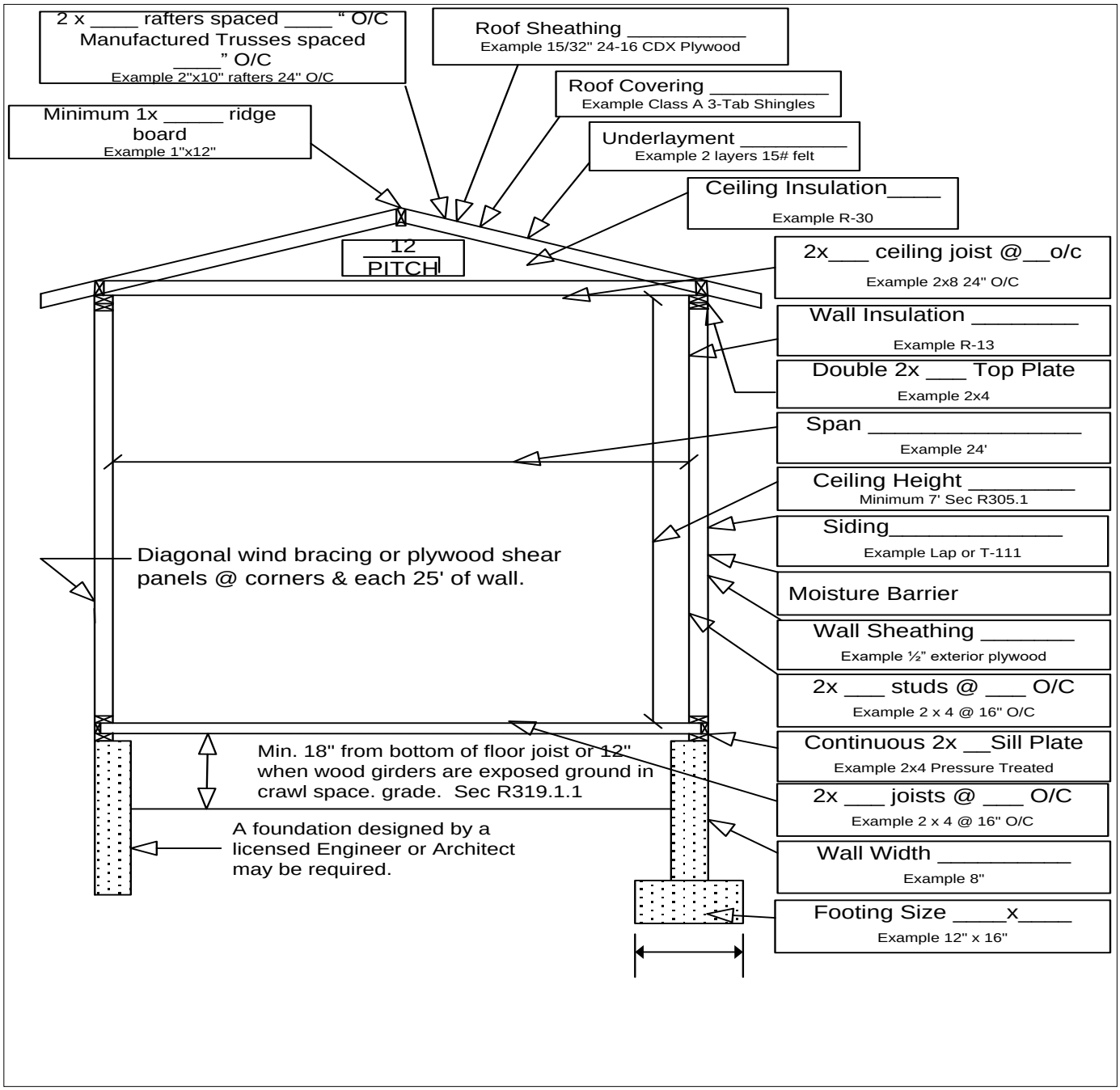
Swimming Pool Safety

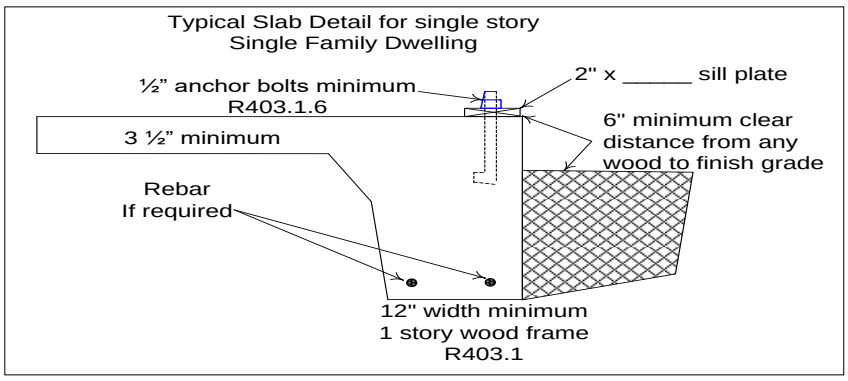




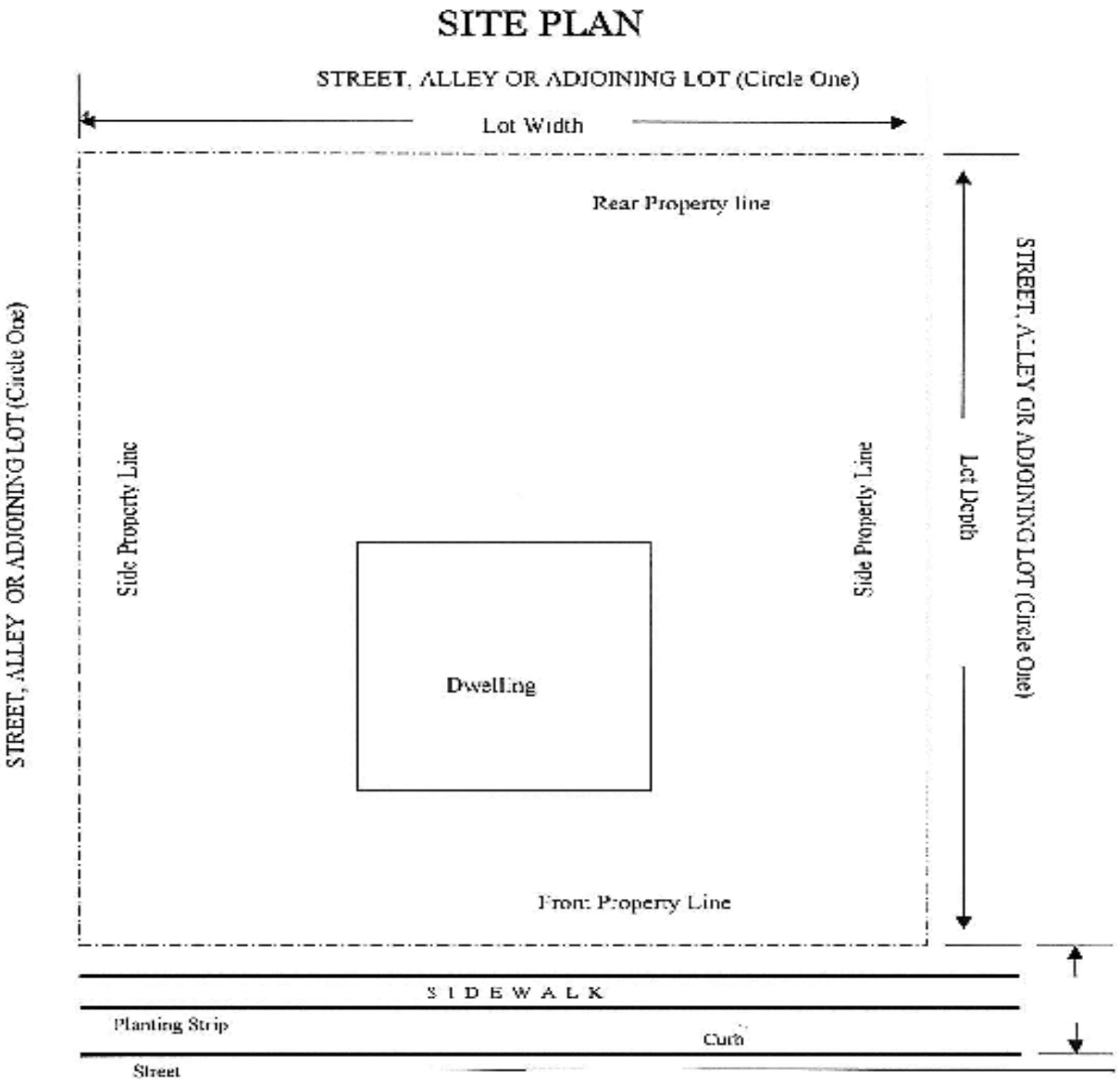
- Above are common examples of barriers and required dimensions that must be submitted along with the pool permit application for approval.

Typical Wall Section





Sample Site Plan- Please show proposed construction on the property, where attached to dwelling if applicable, distance to other buildings on the property and distance to all property lines.



CITY OF GRANTVILLE
P. O. BOX 160
GRANTVILLE, GA 30220
(770) 583-2289
(770) 583-2280 fax

HOMEOWNER AFFIDAVIT

This form must be completed, signed, notarized, and submitted to the Building Department prior to any inspections associated with electrical, plumbing, and/or mechanical work.

Subdivision _____Lot_____ Address_____

Builder _____

THIS IS TO CERTIFY THAT I AM THE HOMEOWNER FOR THE ABOVE REFERENCED PROPERTY, THAT I AM AWARE OF AND WILL FOLLOW ALL STATE AND LOCAL BUILDING CODES FOR THE BELOW REFERENCED JOBS THAT I AM COMPLETING ON PROPERTY THAT I OWN:

PLUMBING_____ELECTRICAL_____MECHANICAL_____

IN THE EVENT OF ANY CHANGE IN MY STATUS ON THE ABOVE JOB, I UNDERSTAND THAT I WILL BE RESPONSIBLE FOR THIS JOB UNTIL THE BUILDING DEPARTMENT HAS BEEN NOTIFIED IN WRITING OF ANY CHANGES.

PRINT NAME_____SIGNATURE_____

Sworn to and subscribed before me this _____ day of _____, 20 _____

_____
NOTARY PUBLIC, STATE OF GEORGIA

MY COMMISSION EXPIRES: _____

SUBCONTRACTOR AFFIDAVIT

This form must be completed, signed, notarized, and submitted to the Building Department prior to any inspections associated with electrical, plumbing, and/or mechanical work.

Subdivision _____Lot_____ Address_____

Builder _____

THIS IS TO CERTIFY THAT I HOLD THE STATE LICENSE CHECKED BELOW AND AM USING FOR THIS JOB:

PLUMBING_____ELECTRICAL_____MECHANICAL_____

COMPANY NAME_____PHONE #_____

COMPANY ADDRESS_____

STATE LICENSE #_____ BUS.TAX/OCCUPATION CTF.#_____

IN THE EVENT OF ANY CHANGE IN MY STATUS ON THE ABOVE JOB, I UNDERSTAND THAT I WILL BE RESPONSIBLE FOR THIS JOB UNTIL THE BUILDING DEPARTMENT HAS BEEN NOTIFIED IN WRITING OF ANY CHANGES.

PRINT NAME_____SIGNATURE_____

Sworn to and subscribed before me this _____ day of _____, 20 _____

_____

NOTARY PUBLIC, STATE OF GEORGIA

MY COMMISSION EXPIRES: _____

BUILDING PERMIT APPLICATION	Permit No.

Type of Work:	☐ Residential ☐ Commercial ☐ New ☐ Repair ☐ Replace	Application Date ____ / ____ / ____	Estimated Value of Work (Labor and Materials): $_____

Estimated Value: Plumbing _____ Electrical _____ Mechanical _____

Construction Type: IA ☐ IB ☐ IIA ☐ IIB ☐ IIIA ☐ IIIB ☐ IVA ☐ IVB ☐ VA ☐ VB ☐

Occupancy: A1 ☐ A2 ☐ A3 ☐ A4 ☐ A5 ☐ B ☐ E ☐ F1 ☐ F2 ☐ H1 ☐ H2 ☐ H3 ☐ H4 ☐
H5 ☐ I1 ☐ I2 ☐ I3 ☐ I4 ☐ M ☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ S1 ☐ S2 ☐ U ☐

Square foot of permitted area:

Applicant Name: _____	Phone: _____	Email: _____

PROJECT INFORMATION

Job Site Address:	Subdivision: _____ Lot Number:

Property Owner Information: _____
Name Phone #

_____
Address City State Zip Code

Scope of Work: _____

_____

_____

Scope of work includes: Electrical ☐ Plumbing ☐ Mechanical ☐

CONTRACTOR INFORMATION

Business Name:	State Certification Number:

_____
Street Address City State Zip Code Phone

Occupational Tax Number:	City/County held:

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

_____ _____
Signature of Contractor & (State Certification number) Date

_____ _____
Print name of Contractor email address

FOR OFFICE USE ONLY		Application Accepted by:
Adjusted Construction Cost per ICC building valuation Data		$ _____
Water/Sewer Tap Fee: $	Permit Fee: $	Plan Review Fee: $
Plumbing Permit Fee $	Electrical Permit Fee $	Mechanical Permit Fee $
CO Fee $		TOTAL FEE: $

BUILDING PERMIT INFORMATION
REQUIRED PLANS

Residential - Please submit two (2) complete sets of the following:

Commercial - Please submit three (3) complete sets of the following: **Note:** Commercial plans may be required to be signed and sealed by a State of Georgia Registered Architect and or a Registered Engineer. Commercial plans will also require plumbing, electrical, mechanical, and structural plans.

Site Plan- An outline of your property showing all property lines with dimensions. Also provide building location on property with dimensions of building footprint and dimensions from building to property line.

Footing and Foundation Plan- Show footing and foundation of building and also beam and pier location, size, and spacing.

Floor Plan- Label all rooms and include dimensions. Also show window locations and kitchen & bath layout.

Framing Plan- Show framing member layout, size and spacing, bearing points and girder size and span.

Wall Section- Show typical section from footing through roof and label all materials used and spacing.

Elevation- Show at least a front and right-side view of home.

Deck Framing Plan- Construction details from the SAFEbuilt guide for Uncovered Decks and Porches or an equal.

***** Office Use Only *****

Zoning Information:

Zoning_____ Front setback_____ Side setback_____ Rear setback_____

***** Office Use Only *****

Plan Review Information:

Use Group_____ Type of Construction_____ Est. Cost_____

Building/Dwelling sq. ft._____

Reviewed By_____ Approval Date_____

Permit fee **$**_____

Plan Review fee **$**_____

Total fees **$**_____

Building Permit Application
 Scope of Work 

NAME _____

ADDRESS _____ **DATE** _____

Check all that apply

Rooms work is to take place in:

❑Basement ❑Kitchen ❑Bathroom ❑M. Bath ❑Living rm. ❑M. Bed rm. ❑Bd.Rm.1
❑Bd. Rm. 2 ❑Bd. Rm. 3 ❑Bd. Rm. 4 ❑Exterior ❑Other_____

Electric and Mechanical

❑ New or upgrade of electric service
❑ Installing smoke detectors
❑ Installing new furnace
❑ Installing new fireplace or heating stove
❑ Installing bathroom exhaust fan
❑ Adding or replacing electric circuit(s)
❑ Adding or relocating receptacles or switches
❑ Installing new AC condenser
❑ New chimney or vent
❑ Installing or replacing range hood
❑ Other_____

Framing

❑ New deck, porch, or stairs
❑ Addition
❑ Detached garage, carport or storage bldg.
❑ Replacing deck, porch, stairs or railing
❑ New attached garage or carport
❑ New pool, spa or hot tub
❑ Altering or relocating existing window or door openings to accommodate new window or door
❑ Installing or relocating non-load bearing walls
❑ Installing or relocating load bearing walls or beams
❑ Replacing or repairing damaged:
❑floor joist ❑stud ❑beam ❑header ❑ceiling joist ❑rafters or trusses ❑sheathing
❑ Installing new drywall
❑ Installing sun room or other pre-manufactured structure
❑ Other_____

Plumbing

❑ Installing or replacing water heater
❑ Installing new water or DWV piping
❑ Installing or replacing backflow device
❑ Relocating existing plumbing fixture(s)
❑ Replacing existing water or DWV piping
❑ Installing or replacing gas piping
❑ Installing new plumbing fixtures
❑ Installing new sump pump
❑ Other_____

Additional Information

_____

_____

_____