

**DOUGLAS COUNTY
CODE & INSPECTION REQUIREMENTS**

Inspection Requests – Commercial & Residential: 770-920-7333 | inspectionrequests@douglascountyga.gov
Sign Up for the Online Permits & Inspections Service: www.buildingdepartment.com/signup

INSPECTORS will be available from 8:00am – 8:30am and 4:00pm – 5:00pm for your convenience to answer any questions that should arise. Inspection results questions should be directed to your inspector.

BUILDING PERMITS DO NOT INCLUDE SUPPLEMENTARIES (i.e., Electrical, Low Voltage, Plumbing, Irrigation, HVAC, or Temporary Poles)

ELECTRICAL TEMPORARY POLE is for construction use only and may be permitted along with the home electrical permit.

TEMP POWER RELEASE PERMIT will be issued at the time a residential building permit is obtained, and the fee is \$25.00.

INSPECTION REQUESTS – The inspection request line will be operable from 9:00am – 5:00pm. **Inspections will be performed within two business days. WE NO LONGER PERFORM WATERPROOF INSPECTIONS.**

INSPECTIONS NEEDED

NO WORK SHALL BEGIN PRIOR TO THE ISSUANCE OF A PERMIT

1. **SOIL EROSION** – Please contact **WSA** for your initial soil erosion inspection – erosion@ddwsa.com
2. **FOOTINGS AND SETBACKS** – BEFORE CONCRETE IS POURED. The inspector will check building setbacks at this point. All property lines should be clearly marked. If septic tanks are required, the inspector shall also check the setbacks required by Environmental Health associated with the location of the drain fields.
3. **FOUNDATION WALLS** – The inspector will check the forms before the basement walls are poured (Adopted 06/01/2007).
4. **PLUMBING SLAB** – BEFORE SLAB AREA IS PREPARED. Plumbing permit must be issued prior to inspection. Can for sewage pump must be permitted. Water & sewer lines have to be inspected and requested separately and in addition to the plumbing slab request.
5. **BUILDING SLAB** – AFTER GRAVEL & POLY ARE IN PLACE. All slabs must be inspected **before** pouring basement, garage, porches, etc. **MONOLITHIC SLAB** must be inspected **before** pouring.
6. **ALL MECHANICAL ROUGH INSPECTIONS** – Plumbing, Electrical, Low Voltage, and HVAC must be approved before framing inspection and work is covered up. HVAC – Duct Seal (Mastic) inspection is required as per energy code. Also, the shower pan liner must be inspected.
7. **FRAMING** – PRIOR TO INSULATION. An insulation inspection will be required after the framing passes. All mechanical rough-in inspections **must be approved** prior to the framing inspection. Exterior doors and windows in place, insulation, and **felt installed with plastic caps**. Masonry fireplace sites will be inspected. If it is to be a factory-manufactured fireplace, it should be installed properly with a firestop. Damp proofing and anchor bolts when required will be inspected at the time of the framing inspection.
8. **INSULATION** – All insulation and pre-insulation seal inspections, except blown-in ceiling insulation, shall be completed. Energy Code Compliance Work Sheet shall be posted and available on site for the insulation inspection. All insulation shall have designated thickness and “R-Value” posted. Envelope Seal inspections are also performed at this time.
9. **HOUSE/STRUCTURE WRAP** – PRIOR TO EXTERIOR SIDING INSTALLATION. (No vinyl siding is allowed on any new construction of single-family dwellings as of 07/01/2009.)
10. **POWER & WATER** – Must be on prior to receiving any final inspections.
11. **ALL MECHANICAL FINAL INSPECTIONS** – Electric, Plumbing, HVAC, and Security Finals must be approved before the building final can be requested.
12. **PLUMBING IRRIGATION** – This inspection will be done prior to the building final in conjunction with the plumbing final. Backflow prevention and rain sensor shut-off switch are to be permitted and inspected.
13. **BUILDING FINAL** – All required work must be complete and safety items (handrails, smoke detectors, rain sensors, etc.) in place.

NOTE

When inspections are requested and the building is locked or work is incomplete or not to code, **A REINSPECTION FEE WILL BE CHARGED**. Please make sure the structure is **unlocked and ready** for any inspections requested. **Floor protection must be provided to protect finished floors.**

CONTRACTORS

All contractors and sub-contractors must secure their own permits and have a valid occupational tax license from their jurisdiction. **All building, plumbing, HVAC, and electrical contractors must hold a Georgia State License.** The first time a state card contractor registers with Douglas County, they must appear in person and bring a copy of their occupational license, driver's license, and current state card license.

CERTIFICATE OF OCCUPANCY

Certificates of Occupancy Are Not Issued the Same Day as Finals. Requests for certificates must be made the day before they are needed.

A Certificate of Occupancy can be released, and power and gas companies will be notified when the following requirements are met:

- All Final Inspections Must Be Completed and Passed
- All Fees Must Be Paid
- Termite Pretreatment Certification Letter Must Be on File
- Final Septic Approval Must Be on File (If on Septic)
- Copy of the Blower Door Certificate Must Be Provided

DOUGLAS COUNTY DEVELOPMENT SERVICES ENFORCES THE FOLLOWING UNIFORM CODES

Effective January 2, 2020

(Unless Otherwise Noted)

1. 2008 National Green Building Standard (NGBS) with 2011 Amendments
2. 2018 Edition of the International Property Maintenance Code with 2021 Amendments
3. 2015 International Energy Conservation Code (IECC) w/ 2020, 2022, 2023 Supplements & Amendments
4. 2023 Edition of the National Electrical Code
5. 2018 International Building Code (IBC) with 2020 & 2022 Amendments
6. 2018 International Fire Code (IFC)
7. 2018 International Fuel Gas Code (IFGC) with 2020, 2022 Amendments
8. 2018 International Green Construction Code
9. 2018 International Mechanical Code (IMC) with 2020 Amendments
10. 2018 International Performance Code for Buildings and Facilities
11. 2018 International Plumbing Code (IPC) with 2020, 2022, 2023 Amendments
12. 2018 International Residential Code (IRC) for One- and Two-Family Dwellings, with 2020 Amendments
13. 2018 International Swimming Pool and Spa w/2020 Amendment

COPIES OF AMENDMENTS MAY BE PURCHASED AT THE FOLLOWING LOCATIONS

GA Plumbers Trade Association
1517 Luckey Street
Griffin, GA 30223
770-229-1288
Fax: 770-229-1422

Pacific Northwest Laboratory
800-270-2633
www.energycodes.gov

International Code Council
900 Montclair Road
Birmingham, AL 35213
205-591-0775

Engineering Bookstore
748 Marietta Street
Atlanta, GA 30318
404-221-1669 or 800-635-5919

Southern Polytechnic Bookstore
1100 S. Marietta Parkway
Marietta, GA 30060
678-915-7355 or 678-915-3288
Fax: 678-915-3179

Inspection Sequence – Homes

Demo – Only on Tear Downs and Renovations

Soil Erosion – WSA Inspection

Footings and Setbacks (BFO)

Foundation Walls (FNDW)

Temporary Power Pole (ETP) – Any Time Before Perm Power

Plumbing Slab (PS)

Electrical Slab (ES)

Building Slab (BS) – Basement

Monolithic Slab with Footings and Setbacks (BMS) – No Basement

Electrical Rough (ER)

Low Voltage Rough (LVR)

Security Rough (ESY) – If Applicable

Plumbing Rough (PR)

Plumbing Gas Line (PGL)

Med Gas Rough – If Applicable

HVAC Rough (HR)

HVAC Mastic Seal (MSLR) – Any Time if Commercial

HVAC Gas Line (HGL)

Framing (BFR)

Envelope Seal (ENSLR) – Foam Seal or Fire Block

Insulation (BFRI)

Temp to Perm (ETR) – Any Time After Drywall

Low Voltage Final (LVF)

Security Final (ESY) – If Applicable

Electrical Final (EF)

HVAC Final (HF)

Plumbing Irrigation (PI)

Plumbing Final (PF)

Siding Final – Siding Permits Only

Deck Inspection New House – Footings and Final – Any Time

Shower Pan Liner (PRSPL) – Tile Showers Only – Any Time

House Wrap (WRAP) – Any Time Before Siding – After Slab and Windows

Plumbing Sewer (PSW) – Any Time – Leave Trench Open

Plumbing Water Line (PWL) – Any Time – Leave Trench Open

Arborist

Sidewalk

DOT – If Applicable

Building Final (BF)

Inspection Sequence – Inground Pools

Soil Erosion – WSA Inspection

Setback (SETBACK)

Basket (BKT) – Only for Gunite Pools

Electrical Slab / Bonding (ES)

PVC Pressure Test (PVCPT) – Air or Water

Gas Line (GL) – Only if Heated

Electrical Final (EF)

Pool Final with Enclosure (POENCLF)