As “owner-builder” you are the responsible party of record on such a permit. If your work is being performed by a contractor, you may protect yourself from possible liability if the contractor applies for the proper permit in his or her name.

- If you plan to do your own work, with the exception of various trades that you plan to subcontract, the subcontractors must apply for trade permits.
- If you plan to do your own work, including all of the trade work then you may apply for the permit.
- Frequent practices of unlicensed contractors is to secure an “owner-builder” building and trades permits, erroneously implying that the property owner is providing his or her own labor and material personally.
- It would benefit you to hire a licensed contractor to perform the trade work.
- Permits are valid for work to begin within six months.

**Why Do I need a Permit?**

There are many important reasons to obtain building permits and to have inspections performed for your construction project.

**Protects property values**

Your home is typically your largest investment. If your construction project does not comply with the building codes, your investment could lose value. If others in your neighborhood make unsafe or substandard changes to their homes, it could lower the resale values for the entire community.

**Saves Money**

Homeowners insurance policies may not pay for damages caused by work done without permits and inspections.

**Makes Selling Property Easier**

Listing associations require owners to disclose any home improvements or repairs and if permits were obtained. Many financial institutions will not finance a purchase without proof of a final inspection. If you decide to sell a home or building that has had modifications without a permit, you may be required to tear down the addition, leave it unoccupied or do costly repairs.

**Improves safety**

Your permit allows the building department to inspect for potential hazards and unsafe construction. By ensuring your project meets the minimum building code standards of safety, the building department can reduce the risk of fire, structural collapse and other issues that might result in costly repairs, injuries and even death. Inspections complement the contractor’s experience and act as a system of checks and balances resulting in a safer project.

**It’s the Law**

Permits are required by City Ordinance. Work without a permit may be subject to removal or other costly remedies.

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**What do I need in order to apply for a building permit?**

The following must be submitted:

- Site Plan
- Construction Details
- House Attachment
- Guardrails
- Footings
- Permit Application
What is a Site Plan?
A site plan is a detailed drawing of your property, also known as a survey of your land. These are usually drawn by a land surveyor. The site plan will show the dimensions of your project and its relationship to existing setbacks, easements, utilities, other structures on the property, and distance to your property lines. If your project will require moving any utilities (gas, water, sewer/septic, electric, etc.), show where those meters will be relocated.

What is REQUIRED for a Permit?

- Provide copies of the SITE PLAN

Notes:

1. Structures must meet zoning requirements and may not be permitted to be built over setback lines, easements, or property lines.
2. A survey from a registered land surveyor will be required if your project is located in a protected area.
3. An as-built survey is required if the structure is proposed within 12” of a required minimum setback.
4. If you will need to remove trees for your project, you will be required to obtain approval from the City Engineer prior to removal.
5. If you are on a septic tank, you will be required to have approval from the county health department prior to issuance of a permit.
6. If you do not know the location of your utilities, contact the Utility Notification Center. Remember to ask them about the cost of this service.

Construction Details

What is REQUIRED for a Permit?

- Provide copies of a DECK PLAN (cross-sectional drawing showing):
  - footing dimensions
  - column dimensions
  - attachment details
  - Spans of joists, beams & decking

Notes:

1. Unless noted otherwise, all lumber shall be southern pine, grade #2 or better and shall be pressure treated ACQ or CA-B
2. All lumber in contact with the ground shall be rated as “ground contact”
3. All screws or nails shall be hot dipped galvanized or stainless steel, and nails shall be ring shanked or annular grooved
4. All hardware shall be galvanized with a G-185 coating or shall be stainless steel
5. Stairways shall be not less than 36” in width
6. Conditions which do not meet these details will require a plan submission

Tips on hiring contractors

- Hire only licensed contractors
- Get at least 3 bids
- Get 3 references, and ask to see a project
- Get it in writing - but before you sign the contract, make sure you completely understand
- Don’t make final payment until you have a Certificate of Completion (CC) and you are satisfied
- Have the contractor apply for the required permits
Construction Details: Attaching to the House

Correctly attaching your new deck to your existing home is critical to preventing collapses. A common issue that can cause deck failures and loss of life are decks that pull away from homes because of missing or inadequate house attachments.

**Cross-Section**

Attach the deck rim joist to the existing house exterior wall as shown. The wall must be sheathed with a minimum 3/8" structural panel sheathing. The exterior finish, i.e., house siding, must be removed prior to the installation of the ledger board. Use non-corrosive through-bolts when fastening to an existing band board. The band board of the existing structure shall be capable of supporting the new deck. Continuous flashing with a drip edge is required at the ledger board.

**ATTACHMENT OF LEDGER BOARD TO BAND BOARD**

**Georgia 2014 IRC Amendments: Fastener Spacing and Clearances**

<table>
<thead>
<tr>
<th>Joist Span (feet)</th>
<th>6' and less</th>
<th>&gt;6' to 8'</th>
<th>&gt;8' to 10'</th>
<th>&gt;10' to 12'</th>
<th>&gt;12' to 14'</th>
<th>&gt;14' to 16'</th>
<th>&gt;16' to 18'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Through Bolts</td>
<td>36&quot;</td>
<td>36&quot;</td>
<td>34&quot;</td>
<td>29&quot;</td>
<td>24&quot;</td>
<td>21&quot;</td>
<td>19&quot;</td>
</tr>
</tbody>
</table>

**On-Center Spacing of Fasteners**

1. The maximum gap between the face of the ledger board and face of the house band joist shall be 1/2-inch.
2. Ledgers shall be flashed to prevent water from contacting the house band joist.
3. Bolts shall be staggered as depicted above.
4. Deck ledger shall be 2x8 PPT No. 2 Southern Pine (minimum) or other approved method and material as established by standard engineering practice.

Through-bolts shall have a minimum diameter of 1/2". Pilot holes for through-bolts shall be 17/32" to 9/16" in diameter. Through-bolts must be equipped with washers at the bolt-head and nut.

For residential applications using the following methods a total design load of 50 psf is required:

- Conventional framing
- Wood I-joist with rim board may require registered design professional.
- The deck ledger connection to floor truss system shall be designed & approved by the truss manufacturer’s design professional.

**REMINDER:**

Permits are only issued after plan review. The time required to conduct this review will depend on the completeness of the information received in the plans.
A typical deck project will require the following inspections:

1. **Footings**  Foundation inspections shall be made after trenches are excavated, reinforcement steel is in place, forms erected, and PRIOR to placing of concrete
2. **Final**  Inspection made AFTER the deck is completed

The permit card will indicate the required inspections for your project when the permit is issued.

**How do I schedule a required inspection?**

Please call the inspection line (770) 609-8813 and leave all information requested in the message. Inspection requests received will be performed on the next business day.

All decks 30” high or more above finished grade, are required to have a guardrail. Note: If you are providing a guardrail were the deck 29” or less the guardrail must meet the same requirements.

Handrails are required to be graspable and installed on one side of the stairs with 4 or more risers 34” to 38” above stair nosing.

Utility Notification Center:  800.282.7411

The building code lists several requirements for footings based on use of the deck (loads) and soil conditions. At a minimum, footings shall be at least 12 inches deep. Additionally, the deck posts must be attached to the footing according to code to prevent lateral movement and uplift (wind and cantilevered forces). Deck posts must also be either a natural decay-resistant or preservative-treated wood, or supported by a metal pedestal projecting 1” above the concrete and 6” above exposed earth to prevent moisture rot.

**What will the building inspector look at?**

**Construction Details: Guardrails • Stairs • Handrail**

- **Guardrail**—36” height where deck floor exceeds 30” above grade
- 4” dia. sphere cannot pass between balusters or the bottom rail and floor
- 36” min stair width
- 36” concrete landing

All decks 30” high or more above finished grade, are required to have a guardrail. Note: If you are providing a guardrail were the deck 29” or less the guardrail must meet the same requirements.

Handrails are required to be graspable and installed on one side of the stairs with 4 or more risers 34” to 38” above stair nosing.

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**Additional Information**

**What will the building inspector look at?**

**Construction Details: Footing Requirements**

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**Want to know more? Need more help?**

We hope you found the information in this guide useful. If you have any questions, please feel free to contact us at (678) 691-1200.

**Utility Notification Center:**  800.282.7411