

New Single Family Residential Permit Guide

Three Step Process to Complete Your New Single Family Residential Construction

This permit applies to the construction of new, detached residential homes.



What to Know Before You Apply

- ☐ **Contractor Registration:** Contractors must be licensed by the State of GA, have a GA business license, and must register with DeKalb Development Services, located on the 1st floor at 178 Sams Street Decatur, GA 30030.
- ☐ **Zoning Requirements:** Did you know the Zoning Ordinance has been updated with many changes? It went into effect September 1, 2015. You must know the zoning of the property, all the building setbacks, and the maximum impervious surface allowed. You need to review the new ordinance for new development and building standards such as building materials, location of garages, impervious surface, etc. (Go to Article 5). To obtain a copy go to www.planningdekalb.net. Visit the Division of Planning, located on the 3rd floor, or call **404-371-2155**
- ☐ **Building Heights:** Are you in a Residential Infill Overlay District (RIOD)? To find out, visit the Division of Planning, located on the 3rd floor, or call **404-371-2155**
- ☐ **Historic District:** Are you in an historic district? To find out, visit the Division of Planning, located on the 3rd floor, or call **404-371-2155**
- ☐ **Proof of Ownership:** If you purchased the home in the past calendar year, and your name does not yet appear in the tax records, then you must provide a Warranty Deed or proof of ownership.
- ☐ **Floodplain or Flood Damage:** If a building is in the floodplain, flood damaged, or if you need to verify floodplain status, call **404-371-2012**, visit the 2nd floor. To simply verify floodplain status, go to www.georgiadfirm.com
- ☐ **Demolition:** If you have demolished a structure on your property, have you called for a final inspection? If not, call **404-371-3010** to schedule a final inspection.
- ☐ **Stream Buffer:** If your proposed addition is within 75 feet of a stream, make sure your plans comply with the DeKalb County Stream Buffer Ordinance. To find out more information, call **404-371-4718** or ask for Land Development personnel on the 2nd floor.
- ☐ **Complete Applications:** Faster service is provided when customers submit complete applications. Knowing the information above ensures our staff will be able to provide excellent customer service.
- ☐ **Land Development Permit:** You must apply for a Land Development Permit before you can submit a Building Permit Application

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STEP ONE – APPLICATION SUBMITTAL

Submit required documents, including FOUR COPIES OF YOUR SITE PLAN, AND BUILDING ELEVATION, and pay all necessary fees to DeKalb Development Services

Required Documents

- ☐ **Site Plan:** A site plan is prepared by an engineer or surveyor registered in the state of Georgia. A site plan or survey must be no more than one year old. The site plan should contain the location of the building site, property boundaries, all setbacks, erosion control measures, tree locations, flood plain, state waters, easements, and location of dumpster and port-o-let, as applicable. *For assistance developing your site plan, see the attached Single Family Water Quality Review Checklist and Residential Site and Environmental Plan Review Checklist*
- ☐ **Building Elevations:** Submit an elevation rendering of all facades of the building. The elevation shall include exterior building materials used (Art. 5.7.4) and dimensions of projections, recesses, and percentages of materials and fenestration (Art. 5.7.7)
- ☐ **Building Permit Application:** This form is used for a variety of permit types. Complete every section that pertains to you. If the work is a repair to an existing home, only this form is required.
- ☐ **Environmental Requirements for Building Permits:** This form describes job site requirements related to erosion control and tree protection. Please be sure to sign and date the form to acknowledge your understanding of the requirements.
- ☐ **Energy Checklist for Compliance with the 2009 International Energy Conservation Code:** The builder must complete this form to certify the use of energy saving building materials and appliances.
- ☐ **Tree Plan Exemption Form:** This form outlines the circumstances under which an applicant does not need to submit a tree plan.
- ☐ **Foundation Location Certificate:** With this form, the builder certifies that the building or accessory structure will not encroach on any easements.
- ☐ **Water Meter Application:** This form is required to establish new service and will be provided at intake.
- ☐ **Sewer Capacity Evaluation:** Evaluation of Sewer Capacity is required for ALL new construction Single-Family Detached dwellings. This is handled by the Watershed Department and can be found in the Watershed Packet.
- ☐ **Sewer Tap Application:** Required to establish new sewer service.

Your project may also require the following documents:

- ☐ **Are you a state licensed contractor?** You will need to register with DeKalb County. Please bring your state license, government-issued ID, and your valid business license. The names on all licenses must match.
 - ☐ **Are you a specialty contractor?** You will need to bring a valid business license.
 - ☐ **Performing the work yourself?** You will need to personally submit a *Homeowner's Affidavit* to verify that you own and occupy the property.
 - ☐ **Applying for a permit on behalf of a contractor?** You will need to complete an *Authorized Permit Agent Form*
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- ☐ **Located in a historic district?** If so, you will need a ***Certificate of Appropriateness*** to ensure that your improvements are consistent with historic guidelines. Call **404-371-2247** or visit the 3rd floor for more information.
- ☐ **Building a second story addition?** You will need an ***Engineer's Letter*** from a Georgia licensed engineer detailing the ability of the existing structure and foundation to support new construction. The engineer will need to perform a site inspection to evaluate your home. Additional engineering reports may be required during construction.
- ☐ **Building a Pool?** You will need Board of Health approval, appropriate fencing, and an electrical permit. To reach the Board of Health, call **404-508-7900**
- ☐ **Finishing a basement?** You will need a sketch (to scale) of the basement that shows two exits.
- ☐ **Do you plan to utilize a septic tank?** You will need approval from the Board of Health. Contact them at 404-508-7900 for more information.

Payment of Fees (all fees are due upon application submittal)

- ☐ DeKalb County accepts Visa, MasterCard, checks, money orders, and cashier's check. The County does not accept cash, American Express, Discover or counter checks (checks without your name printed on it). **Make checks payable to "DeKalb County".**

STEP TWO – REVIEW AND APPROVAL

- ☐ **Zoning Review:** Zoning Officers will review your plans and elevations to ensure consistency with the Zoning Code. If your project is located in an Overlay District, your plans will be routed to the Planning Division, located on the 3rd floor. If your plans meet all zoning and overlay regulations, your plans will be routed to the Land Development Department, located on the 2nd floor.
- ☐ **Land Development Review:** The engineering staff at the Development Review Counter, located on the 2nd floor, will review your plan for buffers, floodplain, and other civil engineering issues.
- ☐ **Permit Approval:** When your permit is **APPROVED**, a member of our staff will call you and ask that you return to DeKalb Development Services, located on the 2nd floor, to pick up your permit. If your plans are **NOT APPROVED**, make corrections, and resubmit, with the redlined plans, to DeKalb Development Services

STEP THREE – INSPECTIONS AND CO

- ☐ **POST YOUR PERMIT:** in a box, on-site and visible. If your permit or approved plan is not posted in the box, your inspection will not proceed. **If during construction you deviate from your original plans, you must apply for a Permit Revision, which requires plan sets, fees, and the process described above.**
 - ☐ Install your erosion control devices according to Best Management Practices (BMP's), as outlined in the Manual for Erosion and Sedimentation Control in Georgia
 - ☐ Schedule BMP inspection prior to further land disturbance activity through the Inspection Request Line at **404-371-3010**
 - ☐ After you have completed construction, schedule your required building inspections through the Inspection Request Line at **404-371-3010**
 - ☐ **Certificate of Occupancy (CO):** Bring your permit card to DeKalb Development Services with all required inspections signed and approved to receive your Certificate of Occupancy (CO)
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Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

BUILDING PERMIT APPLICATION

Date: _____

Shaded area for office use Building Permit Number	Check Applicable Type:		
	<input type="checkbox"/> Non-Residential	<input type="checkbox"/> Residential	<input type="checkbox"/> Apartment
	<input type="checkbox"/> Condo Stack Flats	<input type="checkbox"/> Condo Townhouse	<input type="checkbox"/> Townhouse Fee Simple

PROJECT NAME / TENANT NAME / SUBDIVISION NAME	LDP NUMBER	NUMBER OF UNITS

PROJECT ADDRESS		City	State	Zip
Building #	Floor #	Apt #	Suite #	Lot #

PROPERTY OWNER'S NAME		
Address		
Phone	Mobile	Fax
Email		

APPLICANT <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant Leasing Commercial Space <input type="checkbox"/> Contractor <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Architect/Engineer		
Applicant's Name		
Company Name		
Address		
Phone	Mobile	Fax
Email		

CONTRACTOR <input type="checkbox"/> Property Owner <input type="checkbox"/> To Be Determined <input type="checkbox"/> State of Ga Licensed Contractor <input type="checkbox"/> Specialty Contractor		
Contractor's Name		
Company Name		
Address		
Phone	Mobile	Fax
Email	Business License Number	
Individual / Authorized Agent's State License #		Company's State License #

Total Minimum Fees \$245 (\$195 Minimum Permit Fee; \$50 Certificate of Occupancy or Certificate of Completion). Some commercial projects require Fire Review & Inspection Fees (\$100 Fire Life Safety Review; \$100 Fire Site Review; \$100 Fire Inspection). Please note that additional fees may apply depending on the type of permit being submitted. Please contact us at (404) 371-2155 for the calculation of fees or refer to our fee schedule located at www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability

ENVIRONMENTAL REQUIREMENTS FOR BUILDING PERMITS

The following environmental measures must be in place before permits will be issued.

1. Erosion control measures shall be adequate to protect saved trees on site, state waters, intermediate regional floodplain, drainage systems, required buffers, and adjacent properties, including county or state right-of- ways. ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED AT ALL TIMES UNTIL FINAL LANDSCAPING.
2. All required buffers and floodplains shall be clearly demarcated using sediment barriers and/or tree protection fencing. All state waters, buffers, and floodplains shall have a double row of type "C" silt fence along entire limits.
3. Tree protection fencing will be installed prior to any land disturbing activities and maintained until final landscaping. No parking, storage, or other construction activities to occur within tree protection areas. Removal or damaged trees designated as save will result in a court summons and will require recompense with 4-inch caliper trees (number to be determined per incident).
4. Tree protection fence will be installed in such a way to adequately protect the critical root zone of all saved trees. Critical root zone means an area of root space that is within a circle circumscribed around the trunk of a healthy tree using a radius of one (1) foot per once (1) of a DBH. Exceptions to strict adherence may be made with prior approval from Environmental Plans Review & Inspections.
5. Prior issuance of the Certificate of Occupancy (CO), all disturbed areas will have a minimum of 90 vegetative cover using sod or other approved landscape materials. Coverage will be determined by viewing any square yard on site.
6. Site is to comply with the requirements of the tree ordinance. Cal (4047) 371-4913 for the Environmental Development Inspector at least 72 hours prior to requesting a Certificate of Occupancy.
7. No finished grade on the lot shall exceed 3:1 slope without prior approval.
8. No trash, building debris, or construction waste will be buried inadvertently on any building site.

I acknowledge that I have received and will comply with the requirements listed above, or a court summons and/or a stop work order can be issued.

SIGNATURE _____ DATE _____

PRINTED NAME _____

SITE ADDRESS _____

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

**Energy Checklist for Compliance with the:
2006 International Energy Conservation Code with Georgia State Supplements and Amendments**

Notice: This form shall be completed, signed and submitted to the Permits Section at the time building permit is requested from DeKalb County and a copy must be available at the job site for the inspector's review. Installation shall be per this submitted form.

Building Permit Number: _____ Date: _____

Subdivision: _____ Lot: _____ Block: _____

Job Address: _____

General Contractor/Builder: _____

I do certify that the above permitted structure shall be built in accordance with the minimum requirements of the 2006 International Energy Conservation Code with the Georgia State Supplements and Amendments using the following.

Ceilings:

Access to Attic Area (Min R-3)
Flat Ceiling Insulation
Sloped Ceiling Insulation

List R-Value: _____
List R-Value: _____
List R-Value: _____

Walls:

Cavity Insulation (Batt or Blown-in)
Insulated Sheathing (Leave blank for OSB, Plywood, Ect.)
Attic Kneewall Insulation (Air Barrier on Attic Side, Minimum R-18)

List R-Value: _____
List R-Value: _____
List R-Value: _____

Fenestration:

Window U-Factor (from Label)
Window SHGC (from Label, Max 0.40)
Skylight U-Factor (from Label)
Skylight SHGC (from Label, Max 0.40)
Door U-Factor)

List U-Factor: _____
List U-Factor: _____
List U-Factor: _____
List U-Factor: _____
List U-Factor: _____

Foundations:

Floor Insulation
Basement Wall Insulation
Mass Wall Insulation (Minimum R-5)

List R-Value: _____
List R-Value: _____
List R-Value: _____

Heating /Cooling Efficiency:

Gas or Propane Furnace (Minimum 78% AFUE)
Heat Pump (Minimum 7.7 HSPF)
Air Conditioner (Minimum 13 SEER)
Other System(s) (e.g., Fuel Oil)

List AFUE: _____
List HSPF: _____
List SEER: _____
List Type: _____

List Efficiency: _____

Duct Insulation
Ducts Sealed with Mastic or Code Approved Tape

List R-Value: _____
List Sealant Method: _____

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TREE ORDINANCE EXEMPTION CERTIFICATION

Section 14-39(c)(1) as adopted 2-9-99 and amended 12-14-99.

Building permit # _____

Address _____

Tax Parcel I.D. _____

This Tree Ordinance Exemption Certification applies only to owners of single-family residences making additions to existing homes or adding accessory structures or constructing a new house for the owner's personal residence.

I, _____, the owner of the above property, hereby certify that the scope of construction as stated on this building permit will not require the removal of more than five (5) trees between the size of 8 inches in diameter at breast height (DBH) and 29 inches DBH.

I hereby certify that I have not removed more than five (5) trees between 8 inches DBH and 29 inches DBH in this calendar year. I fully understand that the removal of any trees pursuant to the above referenced building permit may require compliance with Section 14-39 of the Land Development Ordinance.

I fully understand that removal of any specimen overstory trees, 30" DBH and larger, or any specimen understory tree 10" DBH or greater is not permitted unless I have approval from the DeKalb County Arborist or the Zoning Board of Appeals. ***Sec. 14-39(g) (8) f***

Owner's signature

Date

Chief Executive Officer
Lorraine Cochran-Johnson

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FOUNDATION LOCATION CERTIFICATE

I, _____, a licensed builder in
DeKalb County hereby certify that no part of the building or
accessory structure constructed at:

Street Address _____

Lot/Block _____

Subdivision _____

I shall not encroach into any recorded

easement. Date _____

Signature _____

Business License No. _____

**ALL RECORDED EASEMENTS MUST BE CLEARLY IDENTIFIED ON THE LOT
AT THE TIME OF THE FOOTING INSPECTION.**

Residential Zoning Review Checklist New House Development

In an effort to improve our Zoning Review process and decrease the number of resubmittals in the Zoning Plans Review/Compliance Section, this checklist has been compiled. Please ensure that the information below is included on the site plan before submittal.

Please provide four (4) copies to an engineer's scale of the site plans with each new house submittal.

- _____ Complete the Building permit Application, Tree Form, Energy Form and Environment Form per the checklist.
- _____ Write in the true owner (individual or entity) of the property. If the property has been sold recently, the Geographical Information Systems (G.I.S.) Department must update this information with a recorded or unrecorded deed. Staff will provide a handout with this information.
- _____ General Contractors are required for new development projects pursuant to State Law 43-41 implemented July 1, 2008, under the authority of the State of Georgia Secretary of State Office. General Contractors have the following designations: RBC, RBI, RBQ, RLC, RLI, RLQ, GCC, GCI or GCQ.
- _____ Total square footage of the lot must be shown on the site plan/survey. *
- _____ Provide the actual house size in square feet. * **NOTE: ARCHITECTURAL PLANS ARE REVIEWED IN THE FIELD BY THE BUILDING INSPECTORS. SINCE THE SITE PLAN/SURVEY IS ONLY REVIEW IN THE OFFICE. *****
- _____ Provide a breakdown of the lot coverage calculations by square footage and percentage (includes but not limited to buildings, driveways, decks, porches, etc.).
- _____ Basement finishes require a simple floor plan identifying the rooms (i.e., bedroom, bathroom, recreation room & etc.).
Note: A section kitchen is not authorized.
- _____ Show the square footage of any accessory structures (existing or proposed). Accessory structures require a separate permit per Sections 7-30 and 27-731. Additionally, accessory structures height may not exceed 20 feet or the height of the existing principal structure, whichever is less, and shall comply with the requirements of the respective residential district.
- _____ Show existing easements and utilities.
- _____ The average front setback is derived on adjacent lots within 75 feet of subject lot per Section 27-788(a).
- _____ Properties in the Residential Infill Overlay Districts (R.I.O.D.s) height restriction are at a maximum 28 feet, and the Planning Division Staff perform reviews.
- _____ Original (if demolition permit issued) and proposed finished floor elevation(s) (including front door threshold) per Sections 27-749 and 27-750 based upon the Mean Sea Level (M.S.L.).
- _____ Show the minimum lot standards required for the zoning districts in notes section.
- _____ Show sewer mains and sewer tap locations for the site. Indicate whether existing or proposed. If sewer

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main does not exist, please provide approval of a septic tank permit from the Health Department.

_____ Show sidewalk locations and widths as approved on the final plat.

_____ Note case number for any rezoning and rezoning conditions, special use or variances on the site that relate to proposed development. Depict any conditions associated with the property on the site plan.

_____ Indicate whether the lot is **INFILL OVERLAY** district next to the name of the Subdivision or lot number.

_____ Engineer (civil) and/or Land Surveyor's stamp, signature, and date on the site plan along with 24-hour contact information.

*Indicates information that should be contained in the general notes section of the site plan.

For more information, you may contact the Department of Planning & Sustainability Zoning Plans Review/Compliance Section at (404) 371-2155.