

## Building/Inspections Frequently Asked Questions and Answers

1. How many sets of plans do I need to bring in when initially applying for my building permit?

*Answer: Our office requires two (2) sets of plans for residential and three (3) for commercial or industrial. One (1) set will be returned to you when you purchase the permit.*

2. When do I call in to request an inspection?

*Answer: The Building Inspections office strives to schedule inspections as promptly as possible as such inspection requests need to be called in one (1) day prior to needing the inspection.*

3. Can I call in for my inspections after business hours for the next day?

*Answer: You may call in and leave the name, as it appears on the permit, address and what type of inspection you are requesting.*

4. What type of building codes has Effingham County adopted?

*Answer: The current code requirements for construction projects within Effingham County: 2006 IRC (International Residential Code) International Plumbing, Fuel & Gas Code, Energy Code, Mechanical Code, IBC (International Building Code) and 2008 NEC*

5. What are the wind zone requirements for Effingham County?

*Answer: New construction is required to meet 100 mph sustained winds with the ability to withstand 120 mph winds for three (3) second gusts. Mobile homes must meet wind loads for Zone 1.*

6. Who has jurisdiction over Mobile Homes?

*Answer: Georgia Fire Marshall's Office establishes rules and guidelines for the set up, removal, transportation and re-placement of mobile homes.*

7. Can I set up my own mobile home on my property?

*Answer: A state licensed installer must be responsible for placing a mobile home on any property.*

8. Who is required to hold a license from the State Licensing Board for Residential and General Contractors?

*Answer: Residential-Basic Contractor (contractor work relative to detached one-family and two-family residences and one-family townhouses not over three stories in height). Residential-Light Commercial Contractor (same as residential-basic, and additionally, such contractor work or activity related to multifamily and multiuse light commercial buildings and structures) up to 5000 sq ft that will not require approval from the Fire Marshall's Office. General Contractor (contractor services unlimited as to type of work contracted for, undertaken to perform, bid or proposed upon or otherwise offered to perform, and performed as a contractor, except any work which falls under*

*the licensing requirements of Chapter 14 of this title, which may not be performed by the general contractor unless he or she possess licensure to do such).*

9. Who is required to hold a license from the Georgia Construction Industry Licensing Board?

*Answer: A license from the Georgia Construction Industry Licensing Board is required for the following:*

*(See O.C.G.A. 43-14-2 for complete definitions and O.C.G.A. 43-14-13 for exemptions.)*

- 1. Conditioned Air Contractor;*
- 2. Electrical Contractor;*
- 3. Low Voltage Contractor;*
- 4. Master Plumber;*
- 5. Journeyman Plumber;*
- 6. Medical Gas Piping;*
- 7. Utility Contractor;*
- 8. Utility Manager; and*
- 9. Utility Foreman.*

10. What do I need to bring with me when I am ready to purchase my building permit?

*Answer: You will need to bring in a complete list of subcontractor's, a request for plumbing, mechanical & electrical inspection form, and if you are going to have temporary power you will need to pay \$25.00 and fill out the Temporary Power Affidavit. The Building Inspection office has a copy of all of the necessary forms that you will need.*

11. What do I need to do if my property is located in a flood zone?

*Answer: You will need to contact a surveyor or engineer and have an Elevation Certificate issued.*

12. What forms can I fax in?

*Answer: You may fax in your Sub contractors list, Electrical, Plumbing, and Mechanical forms.*

13. Can I pay for my permits with a credit or debit card?

*Answer: Not at this time we only take cash or checks.*

14. Can I build my own house?

*Answer: Yes. However you will not be allowed to contract the construction of another home for a period of 2 years after the C.O. is issued.*