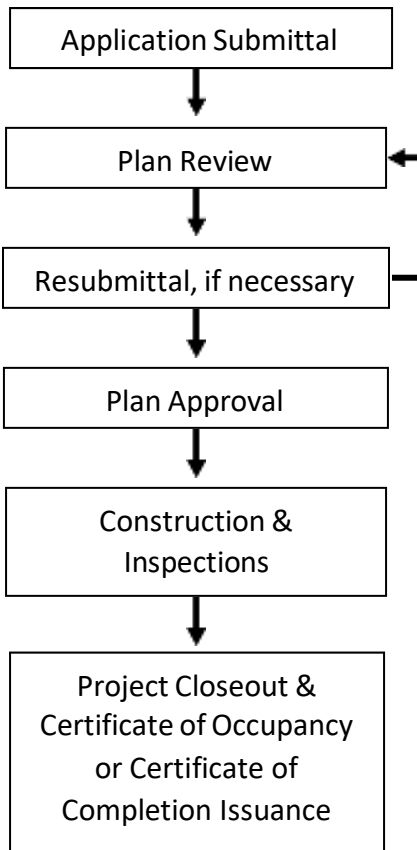


Commercial Building Permit Application Packet

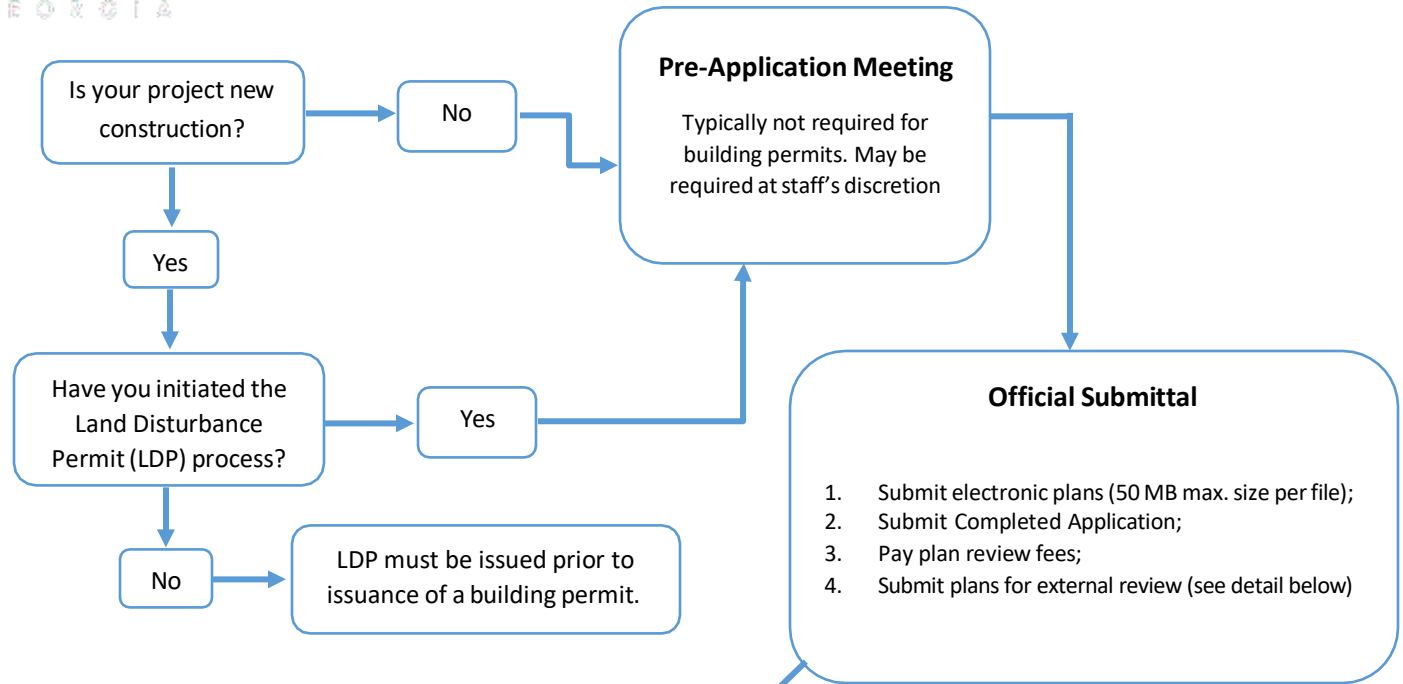


The Following Information is Included in this Packet:

- A. Commercial Building Permit Process Flowchart
- B. Instructions for Obtaining a Commercial Building Permit
- C. Commercial Building Permit Submittal Checklist
- D. Building Permit Application
- E. Owner Permission Affidavit



Commercial Building Permit Process



Official Submittal

1. Submit electronic plans (50 MB max. size per file);
2. Submit Completed Application;
3. Pay plan review fees;
4. Submit plans for external review (see detail below)

Internal Plan Review

1. First submittal review **upon receipt of completed application** takes up to 10 business days.
 - a. Planning and Zoning
 - b. Building and Trades
 - c. ROW encroachment
2. Comments are uploaded to portal.

External Plan Review

1. Applicant routes plans to external agencies using route sheet;
2. Based on use type, applicant should submit digital plans to the following agencies:
 - a. DeKalb Water & Sewer – (all plans) & Sewer Capacity Evaluation Form
 - b. DeKalb Health – (restaurants, pools, hotels/motels)
 - c. Department of Agriculture – (bakeries, groceries, convenience stores, fuel station)
 - d. State Fire Marshal – (institutional care, hospital, fuel station)
 - e. GDOT District 7 – (all sites affecting access or ROW along state routes)
3. **External reviews run prior to internal reviews.**
4. **Permit application is not considered complete until approvals are received by all the required agencies.** Applicant is responsible for ensuring all approvals are submitted to the Planning and Zoning Department.

Questions?
Just ask. Contact the Planning and Zoning Department, at 770-224-0220 or permits@stonecrestga.gov

Plan Approval

1. Once plans are ready for approval, the applicant will be contacted by the Permit Specialist to submit the following, if applicable:
 - a. Remaining fees to be paid.
 - b. Remaining Required Documents for Permit Issuance:
 - i. Georgia State License
 - ii. Georgia Business License
 - iii. Government Issued ID for General Contractor and/or Qualified Agent (Driver's License, Passport, etc.)
 - iv. Qualifying Agent Form (notarized)
 - v. All subcontractor affidavits (no inspections until submitted)
2. Submit one final PDF version for digital signatures, if required. Plans will be signed electronically and returned to the applicant electronically.
3. Once all requisite documents are submitted and verified, a permit will be issued and a Pre-Construction Meeting will be scheduled, if necessary.

Inspections

Schedule building inspections through the online portal at https://www.citizenserve.com/Portal/PortalController?Action=showPermit&type=Permit&ctzPagePrefix=Portal_&installationID=267

- a. You will need the permit number to schedule an inspection.

Building and trade inspection requests submitted by 4:00 pm Monday through Friday are generally scheduled for the following business day. Combination inspections where applicable are preferred and should be coordinated through the project superintendent to schedule.

Project Closeout

1. The following project closeout documents are required at the conclusion of all projects:
 - a. In addition to inspections required by the City of Chamblee, the following agencies must provide a final inspection based on use type:
 - i. DeKalb Water & Sewer (all projects)
 - ii. DeKalb Health (restaurants, pools, hotels/motels)
 - iii. Department of Agriculture (bakeries, groceries, convenience stores, fuel stations)
 - iv. State Fire Marshal (institutional care, hospital, fuel station)
 - v. State Insurance Commissioner (elevator)
 - vi. County/State DOT (work within County/State ROW)
 - b. Digital copy of plan set with inspection signatures (TIFF file format) – as determined necessary by the CBO.
 - c. Stormwater Maintenance Agreement executed and recorded (detention ponds).
 - d. Stormwater As-builts reviewed and approved by Engineer (detention ponds).
 - e. Confirmation of recorded easements and other dedications.
2. Once all required project closeout documents are submitted and verified, a Certificate of Occupancy/Completion will be issued.



INSTRUCTIONS FOR OBTAINING A COMMERCIAL BUILDING PERMIT

A commercial building permit is for:

- Interior & exterior commercial and multifamily
- Commercial and multifamily additions
- New commercial and multifamily construction

All construction must comply with both, zoning and building requirements. The City's Code of Ordinances may be viewed online through Municode at [THE CODE OF THE CITY OF STONECREST, GEORGIA | Code of Ordinances | Stonecrest, GA | Municode Library](#)

Individual PDF files may not exceed 50 MB. Larger files should be separated into individual PDFs.

- A. Submit a PDF digital version of a site plan** showing all existing structures, new structures or additions, curb cuts, sidewalks, landscaping, utility locations and property/right-of-way/setback lines and other pertinent details. For interior finish only, no site plan is required. Plans must be to scale and include address and contact information for the owner and design professionals. See Site Plan Review Checklist in this application packet for more information.
- B. Submit a PDF digital version of the plans** as required for the construction of all new buildings, additions or remodeling involving structural changes. All plans should be clearly drawn to scale (feet/inches). For interior remodel, site plans are not required unless requested by the Department, but applicants must clearly indicate the scope of work within the structure.

Depending on the type of construction, plans may be required to be prepared by a registered design professional. See **Sec. 7-119. - Construction plans and documents** of the Code of Ordinances for details on structural plan requirements. Site plans may be required to be prepared by a registered surveyor at the discretion of the Planning and Development Department.

All plans should be clearly drawn to scale (feet/inches) and include the details below. For interior finish or tenant build-outs, clearly indicate the scope of work within the structure.

1. **Structural plans** including interior layouts, exits, door/windows, designated use of the rooms, dimensions of the building and interior spaces, typical interior/exterior wall sections, foundation details, floor/roof/wall framing, stairways, finish schedules, site retaining walls, piers/columns, detention vaults, parking decks, etc., detailing the types of construction materials to be used and with general notes as needed. Designs must conform to current building codes as adopted and amended by the State and City.
2. **Electrical plans** must indicate existing/new circuits, outlets/switches, fixtures, panels, service locations, emergency lights, exit signs, and locations of alarm systems, low voltage systems (phone, data, TV, irrigation systems and security), fault current, load calculations and panel schedules as per the latest approved edition of the National Electrical Code. Detail location of Georgia Power transformers.
3. **Mechanical and plumbing** systems or additions to existing systems must be detailed (mechanical rooms, one-line plumbing detail with fixtures (esp. greasetraps/jacuzzis/spas), specs on heating/air cond. systems/ducts/vents/fans, sprinkler system, kitchen hoods, paint booths. Food service establishments must have Board of Health checklist and DeKalb Watershed Dept. F.O.G. permit forms with equipment and greasetrap locations. Tap fees for new connections are paid to DeKalb County Water/Sewer Dept.

FOR ALL NEW CONSTRUCTION (as required):

1. Document **compliance with Ch. 17 (IBC) for Special Inspections and Quality Assurance**.
 2. Provide specifications for energy performance of mechanical & electrical systems and the building envelope in compliance with the current International Energy Code (**COMcheck**).
- C. Fees.** Building permit fees are based on standard ICC Valuation Tables. Payment of the Plan Review fee is required with the first submittal.

- D. Plan Revision and Resubmittal Process.** Code compliance comments from the Department will be sent jointly via email to the contact person listed on the application. All resubmittals must be submitted electronically along with a separate document that includes detailed responses to any comments provided. The applicant must work directly with any other outside review agencies, if required (see attached flowchart).
- E. Plan Approval.** When the plans are approved, an approval letter will be emailed to the contact person listed on the application. This letter will notify the applicant of any outstanding items necessary to issue a permit. The applicant will be asked to submit at least one electronic final version of all plans, if needed. The applicant must also provide all required outstanding, supporting documentation appropriate to the project (i.e. bonds, COMcheck, Board of Health, DeKalb Watershed, etc.) outlined in the approval letter. Once the plans are digitally signed, they will be returned electronically to the applicant. Once the permit is issued the City will contact the applicant about arranging a Pre-construction meeting, if required. A permit card will be distributed at the time of permit issuance. The applicant must bring a printed set of the plans to the Pre-Construction Meeting. These plans will remain onsite during construction.

Additional information to be submitted with Building Permit Application:

- a. Complete Building Permit Application.
- b. Copies of the current Georgia Business License, qualifying Georgia State License for the General Contractor and GSWCC (Soil & Erosion Control certification) card, along with contact information for site supervisors. (must be submitted prior to issuance of building permit)
- c. Subcontractor Affidavits (may be submitted after issuance of building permit)

Code Requirements:

New construction or major renovations involving design professionals must comply with the provisions stated in **Chapter 17 of the International Building Code**. Documentation from the Responsible Design Professional should be in the **ACEC/SEAOG SI GL 01- 2009 format**. The General Contractor should submit his documentation when obtaining the permit. Records of all Special Inspections shall be maintained on site for review by the City's Building Official. A final report from the Special Inspectors and/or RDP/SER will be required prior to issuance of a Certificate of Occupancy. The Building Official may require additional engineering reports as required on the project. Submit COMcheck documentation required to comply with the current International Energy Conservation Code.

Applicable codes as adopted and amended by the Georgia Department of Community Affairs (DCA) can be found in the current editions on the DCA website at <https://www.dca.ga.gov/>, and include the following:

- | | |
|--|--|
| • INTERNATIONAL BUILDING CODE | • COMMERCIAL COOKING: NFPA#96 |
| • GEORGIA ACCESSIBILITY CODE | • NATIONAL ELECTRICAL CODE |
| • INTERNATIONAL PLUMBING CODE | • CHEMICAL EXTINGUISHING SYS: NFPA#17A |
| • FIRE SPRINKLER CODE: NFPA #13 | • INTERNATIONAL FIRE CODE |
| • INTERNATIONAL FUEL GAS CODE | • LIFE SAFETY CODE: NFPA #101 |
| • FIRE ALARM CODE: NFPA #72 | • INT'L ENERGY CONSERVATION CODE |
| • INTERNATIONAL MECHANICAL CODE | • INT'L RESIDENTIAL CODE |
| • INTERNATIONAL SWIMMING POOL AND SPA CODE | |

Notes to Contractors:

- The street address and/or suite numbers must be clearly posted at all project locations.
- Construction dumpsters may not be placed in the street.
- The inspection card and an approved set of the plans must remain on the site at all times during construction.
- Permits are not transferable nor are they refundable.
- Permits expire if work is not begun within 6 months or completed within two years of issuance.
- A **Certificate of Occupancy** or **Certificate of Completion** may be obtained when all permits issued have been approved, final Building and Life Safety Code inspections have passed, and all required fees, bonds, site work, documentation and as-built/stormwater and landscaping reviews have been completed.



COMMERCIAL BUILDING PERMIT SUBMITTAL CHECKLIST

Initial Submittal:

- Complete Building Permit Application. **Application is considered incomplete until approvals from all required outside agencies have been received.**
- Plan Review Fee
- PDF digital version of plans

Plan Revisions:

- PDF digital version of plans
- Document including detailed responses to any plan comments
- Any other requested supporting documents from reviewers

Prior to Issuance of Permit:

- Building Permit Fee
- C/O or C/C Fee
- Copy of current Georgia Business License
- Copy of qualifying Georgia State License for the General Contractor
- Copy of GSWCC (Soil & Erosion Control certification) card
- General Contractor affidavit
- Subcontractor Affidavits (may be submitted after issuance of building permit but prior to any subcontractor work being done)
- Outside Agency Approvals, including:
 - a. DeKalb Water & Sewer – (all plans)
 - b. DeKalb Health – (restaurants, pools, hotels/motels)
 - c. Department of Agriculture – (bakeries, groceries, convenience stores, fuel station)
 - d. State Fire Marshal – (institutional care, hospital, fuel station)
 - e. GDOT District 7 – (all sites affecting access or ROW along state routes)
- Any other required supporting documents and/or bonds, if necessary
- Electronic set of final engineered/architectural plans



Building Permit Application

Job Address:		City:	State:	Zip:
Unit/Apt/Suite/Floor #s:		Number of residential units:	Purpose: <input type="checkbox"/> New <input type="checkbox"/> Addition	<input type="checkbox"/> Alter <input type="checkbox"/> Repair
Project/Business Name:		Scope of work: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Structural Review Required? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Building Type: <input type="checkbox"/> Single-family detached residential <input type="checkbox"/> Townhome(s) <input type="checkbox"/> Multi-family residential, mixed-use, or non-residential		Description of work to be performed: <input type="checkbox"/> Land Disturbance: Total Disturbed Acreage: _____		
Construction areas (check all that apply):				
<input type="checkbox"/> Heated area square feet _____		<input type="checkbox"/> Deck square feet _____		
<input type="checkbox"/> Unheated basement square feet _____		<input type="checkbox"/> Unheated garage square feet _____		
Business Owner Name (non-residential permits only):		Phone #:	Right-of-way encroachment? <input type="checkbox"/> Yes <input type="checkbox"/> No	Stream within 200 feet of property? <input type="checkbox"/> Yes <input type="checkbox"/> No

Property/Building Owner (of Job Address):			General Contractor Co. (If homeowner, provide Declaration Form):		
Name:			Company Name:		Contact Name:
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Tel #:	Mobile #:		Tel #:	Mobile #:	
E-Mail:			E-Mail:		

Primary Contact Name:	Primary Contact Phone:	Primary Contact Email:
Type of Construction (VB, IIB, IA, etc.) – Single-family residential = VB		Occupancy Type (Business, Residential, Mercantile, etc.):

Contractor's Business License #:	State License #:	<input type="checkbox"/> Qualifying Agent	<input type="checkbox"/> Licensed Individual
Qualifications Held: <input type="checkbox"/> Residential Basic Contractor <input type="checkbox"/> Residential Light Commercial <input type="checkbox"/> General Contractor			

Sub-contracted work for this job

Electric Plumbing HVAC Low Voltage Other _____

Notice: No changes shall be made from that which is stated in this application, or in attached plans and specifications, except by submitting a revised application, plans and/or specifications and receiving approval of the Chief Building Official for such change. Granting of a permit shall not be construed as a permit for or an approval of any violation of the Building Code or any other state or local law regulating construction or the performance of construction. I hereby certify that I have read and examined this application and the information provided is true and correct. I further certify that all construction will comply with the current City and State Building Codes. This permit is void if no construction activity commences within six months of issuance date or an extension is granted per City Code.

I further agree that I shall be responsible from the date of this permit, or from the time of the beginning of the first work, whichever shall be earlier, for all injury or damage of any kind resulting from this work, whether from basic services or additional services, to person or property. I agree to exonerate, indemnify and save harmless the city from and against all claims or actions, and all expenses incidental to the defense of any such claims, litigation and actions, based upon or arising out of damage or injury (including death) to persons or property caused by or sustained in connection with any work performed under the building permit issued as a result of this application. I also agree to allow all inspections and right of entry during regular business hours and within legal limits..

****Note: Only the Property Owner, Architect, General Contractor or other Authorized Agent should sign this application as an applicant. EXCEPTION: If a tenant is applying to move into a commercial space, then the tenant should sign as the applicant.**

Signature of Applicant: _____ Date: _____

Signature of Property Owner: _____ Date: _____



Owner Permission Affidavit

Subject Property Address: _____

Property Owner:

Name (Person, Firm, Corporation, or Agency): _____

Mailing Address: _____

Phone: _____

Email: _____

Authorized Applicant:

Name (Person, Firm, Corporation, or Agency): _____

Mailing Address: _____

Phone: _____

Email: _____

I (Property owner/agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address: _____

Type of Application: _____

Property Owner's signature

Property Owner's printed name

This instrument was signed before me on this date: _____

