



# Residential Building Permit Requirements

Section R105.1 of the International Residential Code 2018 Edition. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing systems of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

- A building permit shall be required for any work or combination of work when the total wholesale cost exceeds \$3000.00.
- Any work that requires an Inspection i.e.; structural repairs, replacing decks, porches and/or steps, roofs, door and/or window replacement.
- All mechanical work i.e.; plumbing, electrical, heating and air conditioner and/or low voltage, that is not considered ordinary repairs as defined in Chapter 7 Building and Building Regulations of The City of Stonecrest



# Residential Building Permit Requirements

## Exceptions

(a) Exception to permit required. Ordinary repairs to a single-family residential building or structure for which the wholesale cost does not exceed three thousand dollars (\$3,000.00) shall not be required to obtain a permit.

(b) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work for which the wholesale cost does not exceed three thousand dollars (\$3,000.00), where there has been no change in occupant or occupancy.

## **All permits must be applied for and issued to Georgia State Licensed Contractors.**

A owner may apply for their own permit under the following conditions: A property owned by such person which is intended upon completion for use or occupancy solely by that person and his or her family, firm, or corporation and its employees, and not for use by the general public and not offered for sale or lease. In so doing, such person may act as his or her own contractor personally providing direct supervision and management of all work not performed by licensed contractors. However, if, under this subsection, the person or his or her family, firm, or corporation has previously sold or transferred a building or structure which had been constructed by such person acting without a licensed residential or



# Residential Building Permit Requirements

general contractor within the prior 24 month period, starting from the date on which a certificate of occupancy was issued for such building or structure, then such person may not, under this subsection, construct another separate building or structure without having first obtained on his or her own behalf an appropriate residential or general contractor license or having engaged such a duly licensed contractor to perform such work to the extent required under this chapter, or it shall be presumed that the person, firm, or corporation did not intend such building solely for occupancy by that person and his or her family, firm, or corporation. Further, such person may not delegate the responsibility to directly supervise and manage all or any part of the work relating thereto to any other person unless that person is licensed under this chapter and the work being performed is within the scope of that person's license. In any event, however, all such work must be done in conformity with all other applicable provisions of this title, the rules and regulations of the board and division involved, and any applicable county or municipal resolutions, ordinances, codes, permitting, or inspection requirements.



# Residential Building Permit Requirements

## **Examples of when permits are required;**

- (1) Exterior building repairs or replacement of siding, roofs, doors and windows when the cost exceeds \$3000.
- (2) Exterior repairs or replacement of steps, stoops, decks or porches regardless of cost.
- (3) Interior repairs or replacement of walls, drywall, floors and ceiling when the total cost exceeds \$3000. Any repairs that include structural work to building framing members regardless of cost.
- (4) Electrical. Removing and replacing light fixtures, switches, receptacles.
- (5) Electrical repair of the service entrance equipment, meter base, distribution panels or the addition or replacement of any circuit wiring or devices.
- (6) Plumbing. Removing and replacing any existing plumbing fixtures or adding any new fixtures. Faucets, sinks, toilets, water heaters, distribution or drain lines.
- (7) Mechanical. Removing or replacing any existing HVAC equipment or adding any new equipment. Furnaces, condensers, air handlers, supply or return ducts.
- (8) Any repairs that involve repairs due to fire, water or storm damage to a building.