

GWINNETT COUNTY BUILDING PLAN REVIEW

Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30046
www.gwinnettcounty.com

MODULAR BUILDING CODE COMPLIANCE GUIDELINES

Plan review and permit requirements for modular (pre-manufactured) buildings and attached entrance decks, stairs, ramps and structures.

Construction documents for all pre-manufactured buildings shall be reviewed and approved by the Georgia Department of Community Affairs (DCA) to indicate compliance with the Industrialized Building Act.

Refer to the Building Code Compliance Checklist for additional requirements and permitting procedure.

Plan review is based on the following information:

DATE OF REVIEW: _____

PROJECT NAME: _____

PROJECT ADDRESS: _____

TYPE OF OCCUPANCY: _____ TYPE OF CONSTRUCTION: _____

List of applicable codes:

The Gwinnett County Construction Code

International Building Code -2006 Edition with 2007-2009-2010 Georgia State Amendments

International Mechanical Code -2006 Edition with 2007-2008-2010-2011-2012 Georgia State Amendments

International Fuel Gas Code -2006 Edition with 2007-2008-2009-2010 Georgia State Amendments

International Plumbing Code -2006 Edition with 2007-2008-2009-2010-2011-2012 Georgia State Amendments

NFPA National Electrical Code - 2011 Edition

International Energy Conservation Code -2009 Edition with 2011-2012 Georgia State Amendments

Requirements and permitting procedure:

1. Obtain approved site development permit – either a CDP (Commercial Development Permit) or REVISION to an existing approved site plan. Contact Development Review Section (678-518-6010) for additional information.
2. Submit 6 copies of the proposed building plans (construction documents) for the “weekly” (DRCC) review procedure.
3. Construction documents for all pre-manufactured buildings shall be reviewed and approved by the Georgia Department of Community Affairs (DCA) to indicate compliance with the Industrialized Building Act (Georgia Law 1982pp. 1637-1643). Each sheet of the construction documents shall bear the approval stamp of DCA or a DCA approved Third Party stamp. Contact Building Plan Review Section (678-518-6040) for additional information.
4. The DCA approval must be a current approval date. The approval date must be within 24 months of the project review date.
5. Since most pre-manufactured buildings are elevated above grade, a porch/deck with stairs and an accessible ramp is required. The construction documents shall include complete porch/deck, stair, and ramp details. The details shall include foundation details, handrail and guardrail details, and deck framing details. These construction documents must bear the seal of a professional architect or engineer registered in the State of Georgia with corresponding signature thereon.
6. The Fire Plan Review Office will review the proposed building for compliance with accessibility and life safety requirements. Contact Fire Plan Review Office (678-518-6129) for additional information.
7. Verify the Zoning and if any Rezoning (RZ) and/or Special Use Permit (SUP) Conditions apply to the property. Some zoning districts do not allow metal siding on the building exterior. Also RZ/SUP conditions may require that all buildings on the property have specific exterior finishes. Contact Current Planning Section (678-518-6010) for additional information.
8. Prior to final authorization for permit by Building Plan Review, applicant shall obtain the required authorization from each of the following departments:
 - Water and Sewer Review Section (if building provides plumbing services)
 - Storm Water Review Section
 - Fire Plan Review Section
9. Also, prior to final approval for permit by Building Plan Review the site development permit must be obtained.
10. If the pre-manufactured building does not provide restrooms and drinking fountains verify with Building Plan Review (Plumbing Inspection) that the travel distance to existing restrooms and drinking fountains in an existing building on the same property is 500 feet or less. Also, the number of existing toilet fixtures and drinking fountains shall comply with the 2006 Standard Plumbing Code for the occupant load of the existing and proposed buildings.
11. To obtain building permit, applicant will be required to submit to the Permits Section the set of authorized “County Copy” plans which have been stamped by both Fire Plan Review and Building Plan Review.

****For additional information refer to the Building Code Compliance Checklist****