



BUILDING ELEVATION DESIGN ZONING COMPLIANCE GUIDELINES

Plan review and submittal requirements for building elevation designs to verify compliance with Gwinnett County Zoning Ordinances and Conditions.

Verification of Zoning Conditions

A building elevation design approval may be required for the following:

- Director's Review as required by the Gwinnett County Unified Development Ordinance, Architectural Design Standards. Verify building design elevation, exterior wall finishes, exterior wall colors, and roof design and colors for Design Categories 2, 3, and 4.
- 1** - General Design Compliance Review as required by the Gwinnett County Unified Development Ordinance, Architectural Design Standards. Verify building design elevation, exterior wall finishes, exterior wall colors, and roof design and colors for Design Category 1.
- Building Design Conditions of a Zoning Case which are specific to the land parcel. Verify any conditions by researching any RZC, CDP, MDP, ZVR, CIC, and/or BRD cases associated to the parcel. Verify if the Zoning case requires a Director's Review.

-
- 2** Building designs located on parcels which has specific Zoning Case Conditions and is also subject to the Gwinnett County Unified Development Ordinance, Architectuectural Design Standards shall comply with the most restrictive design requirements of the multiple associated zoning ordinances and cases.
-



BUILDING ELEVATION DESIGN ZONING COMPLIANCE GUIDELINES

Drawing and Document Submittal Requirements

For new buildings, new additions, and existing extensive building exterior remodels submit the following:

- Submit color elevations of all sides of the building. Indicate the specific material types and finishes. Indicate the specific manufacturer color names and color identification numbers. Indicate the profiles of mechanical and utility equipment on the facades and roof.

3 - Submit the building floor plans and indicate the gross square footage of each floor. Indicate the location of any ground mounted equipment.

- Submit the roof plan. Indicate the location of roof mounted equipment.

- Submit a site plan. Indicate the type of landscape planting immediately in front of the building for all sides facing roadways.

Note: Verify with Building Plan Review if material samples are required to be submitted.

For partial exterior remodels of existing buildings, such as individual tenant fronts in an existing building, which do not include square footage additions of building area submit the following:

4 - Submit color elevations of remodel facade(s). Indicate the specific material types and finishes. Indicate the specific manufacturer color names and color identification numbers. Indicate the profiles of mechanical and utility equipment on the facades and roof.

Note: Verify with Building Plan Review if material samples are required to be submitted.

5 Elevation Design submittals shall be submitted to the attention of the Manager of Building Plan Review. Elevation Design submittals can be submitted in digital/electronic format. Submit as email attachment to marcus.canada@gwinnettcounty.com.

6 Submit a digital/electronic copy of the "final" approved elevation design to: marcus.canada@gwinnettcounty.com



BUILDING ELEVATION DESIGN ZONING COMPLIANCE GUIDELINES

Helpful Information

Current Zoning Ordinance:

Gwinnett County Unified Development Ordinance, Appendix, Architectural Design Standards (Adopted February 25, 2014)

Current Construction Codes:

- The Gwinnet County Construction Code (2015 Version)
- International Building Code, 2012 Edition with 2014, 2015, 2017 Georgia State Amendments
- International Mechanical Code, 2012 Edition with 2014 & 2015 Georgia State Amendments
- International Plumbing code, 2012 Edition with 2014 & 2015 Georgia State Amendments
- International Fuel Gas Code, 2012 Edition with 2014 & 2015 Georgia State Amendments
- NFPA National Electrical Code, 2011 Edition
- International Energy Conservation Code, 2009 Edition with 2011, 2012 Georgia State Amendments
- International Existing Building Code, 2012 Edition with 2015 Georgia State Amendments
- International Residential Code for One & Two Family Dwellings, 2012 Edition with 2014 & 2015 Georgia State Amendments
- International Swimming Pool and Spa Code, 2012 Edition with 2014 Georgia State Amendments

Building Code Compliance Review Checklist:

For additional information, refer to the Building Code Compliance Checklist available at:
www.gwinnettcounty.com/portal/gwinnett/Departments/PlanningandDevelopment/PlanReviewSections/BuildingPlanReview



Building Plan Review - Department of Planning and Development



BUILDING ELEVATION DESIGN
ZONING COMPLIANCE GUIDELINES

Contact Information

Gwinnett County Building Plan Review
Department of Planning and Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30046

www.gwinnettcounty.com

678-518-6000
