



Regulatory Requirements for Multi-Family Residential Building Permits

Permit documents required may vary depending upon site conditions, zoning and other applicable regulations. Contact the Building Plan Section for additional information at 678-518-6000.

Application Type	Documents & Authorizations Required	Fees
Complete Building (New Construction)	<ul style="list-style-type: none"> • Commercial Building Permit Application • Multi-Family Development Permit (MDP) Authorized by Plan Review • Commercial Building Plans – Authorized by Fire Plan Review • Commercial Building Plans – Authorized by Building Plan Review • Plans shall demonstrate compliance with the Gwinnett County Construction Code, Gwinnett County Unified Development Ordinance and applicable parcel zoning conditions. • Structural criteria and calculations may be required. • ComCheck Energy Compliance Reports may be required. • Color elevations for zoning compliance may be required. 	Based on the Gwinnett County Building Permit Fee Summary using the cost per square foot method (plus \$50 for Certificate of Occupancy fee)
Amenity Area Building (Pool House, Clubhouse, Cabana)	<ul style="list-style-type: none"> • Commercial Building Permit Application • Multi-Family Development Permit (MDP) Authorized by Plan Review • Commercial Building Plans – Authorized by Fire Plan Review • Commercial Building Plans – Authorized by Building Plan Review • Pool Equipment – Authorized by Environmental Health • Plans shall demonstrate compliance with the Gwinnett County Construction Code, Gwinnett County Unified Development Ordinance and applicable parcel zoning conditions. • Structural criteria and calculations may be required. • ComCheck Energy Compliance Reports may be required. 	Based on the Gwinnett County Building Permit Fee Summary using the cost per square foot method (plus \$50 for Certificate of Occupancy fee)

	<ul style="list-style-type: none"> • Color elevations for zoning compliance may be required. 	
Mechanical, Electrical, or Plumbing Only	<ul style="list-style-type: none"> • Commercial Building Permit Application • Contractor License Documentation • Commercial Building Plans – Authorized by Building Plan Review • Commercial Building Plans – Authorized by Water & Sewer Plan Review may be required for plumbing. • Submit complete plans. Plans shall demonstrate compliance with the Gwinnett County Construction Code, Gwinnett County Unified Development Ordinance and applicable zoning conditions. 	Based on the Gwinnett County Building Permit Fee Summary of \$0.006 x Value of Construction
Demolition	<ul style="list-style-type: none"> • Commercial Building Permit Application • Contractor License Documentation • Commercial Building Plans – Authorized by Building Plan Review • Plans not required for interior non-structural demolition or entire building demolition. Plans may be required for partial building demolition. Plans for partial building demolition shall indicate temporary structural shoring and bracing. 	Based on the Gwinnett County Building Permit Fee Summary of \$0.005 x Value of Construction (plus \$50 for Certificate of Completion fee)
Retaining Walls	<ul style="list-style-type: none"> • Commercial Building Permit Application • Contractor License Documentation • Multi-Family Development Permit (MDP) Authorized by Development Plan Review • Commercial Building Plans – Authorized by Building Plan Review • Commercial Building Plans – Authorized by Storm Water Plan Review • Submit complete plans. Plans shall demonstrate compliance with the Gwinnett County Construction Code, Gwinnett County Unified Development Ordinance and applicable zoning conditions. • Structural criteria and calculations may be required. 	Based on the Gwinnett County Building Permit Fee Summary of \$0.006 x Value of Construction
Detention Pond Walls	<ul style="list-style-type: none"> • Commercial Building Permit Application • Contractor License Documentation • Multi-Family Development Permit (MDP) Authorized by Development Plan Review • Commercial Building Plans – Authorized by Building Plan Review • Commercial Building Plans – Authorized by Storm Water Plan Review • Submit complete plans. Plans shall demonstrate compliance with the Gwinnett County Construction Code, Gwinnett County Unified Development 	Based on the Gwinnett County Building Permit Fee Summary of \$0.006 x Value of Construction

	<p>Ordinance and applicable zoning conditions.</p> <ul style="list-style-type: none"> • Structural criteria and calculations may be required. 	
Site Lighting	<ul style="list-style-type: none"> • Commercial Building Permit Application • Contractor License Documentation • Multi-Family Development Permit (MDP) Authorized by Development Plan Review • Commercial Building Plans – Authorized by Building Plan Review • Submit complete plans. Plans shall demonstrate compliance with the Gwinnett County Construction Code, Gwinnett County Unified Development Ordinance and applicable zoning conditions. 	Based on the Gwinnett County Building Permit Fee Summary of \$0.006 x Value of Construction
Site Electric Vehicle Charging Stations	<ul style="list-style-type: none"> • Commercial Building Permit Application • Contractor License Documentation • Multi-Family Development Permit (MDP) Authorized by Development Plan Review • Commercial Building Plans – Authorized by Building Plan Review • Submit complete plans. Plans shall demonstrate compliance with the Gwinnett County Construction Code, Gwinnett County Unified Development Ordinance and applicable zoning conditions. 	Based on the Gwinnett County Building Permit Fee Summary of \$0.006 x Value of Construction
Site Irrigation	<ul style="list-style-type: none"> • Commercial Building Permit Application • Contractor License Documentation • Commercial Development Permit (CDP) Authorized by Development Plan Review • Commercial Building Plans – Authorized by Building Plan Review • Submit complete plans. Plans shall demonstrate compliance with the Gwinnett County Construction Code, Gwinnett County Unified Development Ordinance and applicable zoning conditions. 	Based on the Gwinnett County Building Permit Fee Summary of \$0.006 x Value of Construction
Swimming Pool (Commercial – Public)	<ul style="list-style-type: none"> • Commercial Building Permit Application • Contractor License Documentation • Multi-Family Development Permit (CDP) Authorized by Development Plan Review • Commercial Building Plans – Authorized by Building Plan Review • Authorized by Environmental Health • Submit complete plans. Plans shall demonstrate compliance with the Gwinnett County Construction Code. 	Based on the Gwinnett County Building Permit Fee Summary of \$0.005 x Value of Construction (plus \$50 for Certificate of Completion fee)