



MODULAR BUILDING CONSTRUCTION CODE COMPLIANCE GUIDELINES

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

Permitting Procedure

A Building Permit (BLD) is required for a modular (pre-manufactured) building.

- 1** Submit 4 copies of the construction documents (building plans) for the DRCC review . Construction documents shall be the DCA approved drawings and the porch, deck, ramp and stair details.
-

- 2** Obtain approved site development permit – either a CDP (Commercial Development Permit) or revision to an existing approved CDP. Contact Development Review Section (678-518-6000) for additional information.
-

- 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 (O.C.G.A. Title 8, Chapter 2, Article 2, Part 1). 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.

Refer to the following link for information pertaining to the Industrialized Building Act
<http://www.dca.state.ga.us/development/constructioncodes/programs/industrialized.asp>

- 4** 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.
-

- 5** Verify if any Zoning Conditions apply to the property. Some zoning districts do not allow metal siding on the building exterior. Also zoning conditions may require that all buildings on the property have specific exterior finishes. Contact Current Planning Section (678-518-6000) for additional information.
-

Applicant shall obtain the required authorization from each of the following departments:

- 6**
 - Water and Sewer Review Section (if building provides plumbing services).
 - Storm Water Review Section.
 - Fire Plan Review Section
 - Building Plan Review
-



MODULAR BUILDING CONSTRUCTION CODE COMPLIANCE GUIDELINES

Drawing and Document Submittal Requirements

- 7** Provide details for all elevated above grade porch, decks, stairs and accessible ramps. 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.
 - 8** The DCA approval date must be within 36 months of the project review date.
 - 9** 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 2012 Standard Plumbing Code for the occupant load of the existing and proposed buildings.
-

Helpful Information

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



MODULAR BUILDING CONSTRUCTION CODE 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
