



Gwinnett County - Building Plan Review Residential Code Compliance Review Checklist

Project Name			
Project Address			
Project Description			
Construction Area SF			
Parcel No.		Building Permit No.	
Construction Type		SPR or UNSPR	
Review Date	Project Review History		BPR Staff
	Initial Submittal Review - Comments Issued		
	Re-submittal (1)		
	Re-submittal (2)		
	Re-submittal (3)		

Re-submittal and Review Procedure

The Building Code Compliance Checklist is attached. All Building Code Compliance items must be clearly addressed before issuance of a building permit. All re-submittals must be a complete set of construction documents.

If all comments are not addressed after the third re-submittal review, a meeting will be required with County Staff, Project Owner, Engineers, Architect, Designer, and Developer.

After the third re-submittal review an additional permit review fee of 25% of the total permit review fee is due if unresolved Building Plan Review Code Compliance Checklist items remain. Payment of the fee is required prior to further the review by the Department of Planning and Development.

An appointment may be scheduled with the Building Plan Review Staff after the construction documents have been revised to address all review comments. Call 678-518-6000 to schedule an appointment. Walk-in, drop-off, and E-Plan reviews are available.

Gwinnett County - Building Plan Review
 Department of Planning and Development
 One Justice Square, 446 West Crogan Street, Lawrenceville, Georgia 30046
 678-518-6000
www.gwinnettcounty.com

Staff, Department, and Agency Contact Information

The Name of the BPR Staff Who Performed the Initial Review

Architectural Review	
Structural Review	

Building Plan Review Staff

<p>Alex Shiao Chief Building Inspector 678-518-6056, alex.shiao@gwinnettcountry.com</p>	<p>Dana Baites, P.E. Inspections/Licensing/Permits Manager 678-518-6041, dana.baites@gwinnettcountry.com</p>
<p>Jeremy Moore Building Inspector III 678-518-6036, jeremy.moore@gwinnettcountry.com</p>	

Related County Departments

<p>Fire Plan Review 678-518-6000</p>	<p>Storm Water Sewer Review 678-518-6000</p>
<p>Development Review 678-518-6000</p>	<p>Current Planning 678-518-6000</p>
<p>Licensing and Revenue 678-377-4100</p>	<p>Permits Office 678-518-6020</p>

Related State Agencies

<p>Environmental Health 770-963-5132</p>	<p>Georgia State Fire Marshal's Office 404-656-2064</p>
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Building Code Compliance Review Checklist

Building Permit No.

0

STATUS	COMMENT NO.	RESIDENTIAL CODE COMPLIANCE CHECKLIST COMMENT
BC00 PROJECT CRITERIA AND DRAWING FORMAT		
NOT MET	BC01	<p>Provide the following information and criteria for all new building projects on the cover sheet:</p> <ul style="list-style-type: none"> - Building Height - New Building Area Per Floor (heated and unheated) - New Basement Area - Total New Building Area <p>(GCCC 107.1.1)</p>
NOT MET	BC02	<p>Provide the following list of applicable codes that apply to the project on the cover sheet of the construction drawings:</p> <ul style="list-style-type: none"> - The Gwinnett County Construction Code (2015 Version) <p>The Georgia State Minimum Standard Codes:</p> <ul style="list-style-type: none"> - International Mechanical Code, 2012 Edition with 2014 & 2015 Georgia State Amendments - International Plumbing code, 2012 Edition with 2014 & 2015 Georgia State Amendments, and IPC Appendix F - International Fuel Gas Code, 2012 Edition with 2014 & 2015 Georgia State Amendments - NFPA National Electrical Code, 2017 Edition - International Energy Conservation Code, 2009 Edition with 2011 & 2012 Georgia State Amendments - International Residential Code for One & Two Family Dwellings, 2012 Edition with 2014, 2015 & 2018 Georgia State Amendments, and IRC Appendix F
NOT MET	BC03	<p>Provide on the cover sheet a complete index of all submitted drawings.</p> <p>(GCCC 107.1.1)</p>
NOT MET	BC04	<p>Indicate on the cover sheet the name, address, and phone number of the designer-of-record. (Engineer and/or Architect)</p> <p>(GCCC 103.2)(Georgia State Board of Registration for professional Engineers and land Surveyors Rule 180-12-02)</p>
NOT MET	BC05	<p>A professional engineer registered in the state of Georgia shall prepare the construction drawings for any of the following construction projects:</p> <ul style="list-style-type: none"> - Each building and structure with a value of construction of \$100,000 or greater. - Each residential building consisting of three (3) or more stories. <p>(O.C.G.A. Section 43-15-24) (Georgia Board of Professional Engineers and Land Surveyors, Rule 180-12-.02)</p>

Building Code Compliance Review Checklist

Building Permit No.

0

STATUS	COMMENT NO.	RESIDENTIAL CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	BC06	<p>An architect or engineer registered in the state of Georgia shall prepare the construction drawings for any of the following construction projects:</p> <p>- Each Residential Group R-3 building which are 7,500 square feet or greater in total floor area, or are more than three (3) stories above grade plane in height.</p> <p>(GCCC 107.3.4.3)</p>
NOT MET	BC07	<p>Each sheet of submitted construction drawings which indicates a status other than "For Construction" shall be considered incomplete and cannot be authorized for issuance of a building permit.</p> <p>(Georgia State Board of Registration for Professional Engineers and Land Surveyors Rule 180-12-02)</p>
INFO ONLY	BC08	<p>The review comments are based on the details and information on the current submitted drawings. Submittal of revised drawings, revised details, added details, and/or additional documentation can be cause to issue additional review comments.</p> <p>(GCCC 107.3)</p>
NOT MET	BC09	<p>The submitted drawings are incomplete to the extent that a review for building code compliance cannot be performed. Submit complete construction documents which accurately describe and details the architectural and structural components and systems associated with the proposed work. Review will continue upon receipt of complete drawings.</p> <p>(GCCC 107.3)</p>
NOT MET	BC10	XXXX
NOT MET	BC11	XXXX
ZC00 ZONING COORDINATION		
NOT MET	ZC01	<p>The submitted building elevations are not in compliance with the applicable Zoning Conditions attached to the Project. (GCCC 105.3)</p> <p>Refer to XXXXXX</p>
NOT MET	ZC02	XXXX
NOT MET	ZC03	XXXX
NOT MET	ZC04	XXXX

Building Code Compliance Review Checklist**Building Permit No.****0**

STATUS

COMMENT NO.

RESIDENTIAL CODE COMPLIANCE CHECKLIST COMMENT

BS00**BUILDING AND SITE PLAN COORDINATION**

NOT MET	BS01	Dimension on the site plan the shortest distance from each side of each building/structure to adjacent property lines and to other buildings/structures. A building permit is also required for retaining walls less than four feet in height when the slope of backfill materials exceeds a 1 foot rise in 3 feet length. (GCCC 105.3)
NOT MET	BS02	Indicate on the site plan the required fire-resistance rating of all exterior walls due to location and distance from adjacent property lines and other buildings. (IRC Table 302.1(1)&302.1(2) and Section 302)
NOT MET	BS03	Indicate on the site grading plans the following information for each retaining wall: -indicate the applicable location of each wall - specify the elevations at top and bottom of each wall - for sites with multiple walls, label each wall with a unique alpha/numeric identifier. (IRC Table 302.1(1)&302.1(2) and Section 302)
NOT MET	BS04	State the following on the cover sheet: "A separate building permit shall be obtained prior to construction for each site retaining wall which exceeds four (4) feet in height. (GCCC 106.4.A.4)
NOT MET	BS05	Provide a copy of plat for the project.

Building Code Compliance Review Checklist

Building Permit No.

0

STATUS

COMMENT NO.

RESIDENTIAL CODE COMPLIANCE CHECKLIST COMMENT

AG00 ARCHITECTURAL - GENERAL REVIEW

NOT MET	AG01	The architectural and structural drawings as submitted have been reviewed for code compliance and appear to be in compliance with the 2012 International Residential Code with Georgia State Amendments. Future revisions to these drawings shall require further review and authorization.
NOT MET	AG02	<p>Fire-resistant construction - Exterior wall ratings, Townhouse separation, Two-family dwelling separation, Dwelling/Garage fire separation. Specify on the drawings the required wall fire rated protection.</p> <p>Specify on the drawings the applicable fire-resistance design data/details based on any of the following methods:</p> <p>Fire-resistance established by tests: Reproduce onto the drawings the fire design details from a fire-resistance directory or design manual published by a fire testing agency accredited by the International Accreditation Service (IAS) for each detail/condition. (Refer to the ICC Evaluation Service listing of test labs at www.icc-es.org/Labs/). Specify the publisher and edition year for each detail.</p> <p>Fire-resistance established by prescriptive design: reproduce onto the drawings the the fire-resistance data description from IBC Tables 721.1(1), 721.1(2), and 721.1(3) for each detail/condition.</p> <p>Fire-resistance established by calculations: Reproduce onto the drawings the calculated fire-resistance data from the corresponding table(s) in IBC Section 722 for each detail/condition. Indicate on the drawings the summary calculations to obtain the fire-resistance hourly rating.</p> <p>(IRC Sections R302.1, R302.1, R302.2, R302.3, R302.4, R02.6, Tables R302.1(1) and R302.1(2), IBC Section 703.2, 721, and 722</p>
NOT MET	AG03	<p>Specify on the drawings the Dwelling/Garage ceiling fire separation protection. 5/8 type X gypsum board is required from habitable room(s) above the garage.</p> <p>(IRC R302.6 and Table R302.6)</p>
NOT MET	AG04	<p>Indicate on the drawings the emergency escape and rescue openings - Location, Area, Height and Width information for sleeping rooms, habitable attics and basements.</p> <p>Also the bonus room is required an emergency escape window, the window shown on the drawings does appear to meet the code requirement for second floor emergency egress requirement of 5.7 SF of opening area.</p> <p>(IRC Sections R310.1 - R310.1.4, R310.5)</p>
NOT MET	AG05	<p>Dimension the widths of the egress door, landing(s), stairway(s) and ramp(s).</p> <p>(IRC Sections R311, R311.1-R311.8)</p>

Building Code Compliance Review Checklist

Building Permit No.

0

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NOT MET	AG06	Specify on the plans the location and interconnection of the smoke and carbon monoxide alarms. (IRC Sections R314 and R315)
NOT MET	AG07	Dimension the stairway - treads, risers, profiles, width, headroom, vertical rise and landings (IRC Sections R311.7.1-R311.7.4; R311.7.6)
NOT MET	AG08	Provide details for handrail(s) height, continuity and grip-size (IRC Sections R311.7.8-R377.7.8.4)
NOT MET	AG09	Guards are required for open-sided surfaces, stairs, ramps and landings greater than 30" above floor and/or grade. Provide details for height, opening limitations and fall protection. (IRC Sections R312.1.1-R312.1.3; R312.2)
NOT MET	AG10	XXXX
NOT MET	AG11	Specify on the drawings the required type of safety glazing in doors and windows for all hazardous locations. (IRC Section 308)
NOT MET	AG13	Specify no roof penetrations within 4 feet of rated tenant separation walls. (IRC Section 302.2.2)
NOT MET	AG14	XXXX
NOT MET	AG15	XXXX
NOT MET	AG16	XXXX
NOT MET	AG17	XXXX
NOT MET	AG18	XXXX
NOT MET	AG19	XXXX
AW00		ARCHITECTURAL - WALL CONSTRUCTION

Building Code Compliance Review Checklist

Building Permit No.

0

STATUS	COMMENT NO.	RESIDENTIAL CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	AW01	Specify the stud grade on the drawings. The minimum Number 3, Standard or Stud Grade lumber is required. Exception: Bearing studs not supporting floors and nonbearing studs may be utility grade lumber, provided the studs are spaced in accordance with Table R602.3(5). (IRC Section R602.2)
NOT MET	AW02	Specify on the drawings the stud size, height and spacing. (IRC Section R602.3 and R602.3.1)
NOT MET	AW03	Provide details that indicate the required installation of wall bracing, lines and panels. (IRC Section R602.10 - R602.10.4 and Tables R602.3(1) and R602.10.3(3)
NOT MET	AW04	A water resistive -barrier shall be applied over sheathing of all exterior walls. Specify on the plans the water-resistive barrier to be installed. (IRC Section 703.2)
NOT MET	AW05	Specify on the drawings a one (1) inch minimum airspace between the masonry veneer and the outside face of the sheathing on framing. (IRC Section 1405.6,)
NOT MET	AW06	XXXX
NOT MET	AW07	XXXX
NOT MET	AW08	XXXX
NOT MET	AW09	XXXX
NOT MET	AW10	XXXX
AR00		ROOF - CEILING CONSTRUCTION
NOT MET	AR01	Specify on the drawings: Roof assemblies shall be designed and installed in accordance with the IRC and the approved manufacturer's installation instructions. (IRC Section R903.1)
NOT MET	AR02	Specify on the drawings: Flashings shall be installed in a manner that prevents moisture from entering the wall and roof. Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. (IRC Section 903.1 and R903.2 -903.2.1)
NOT MET	AR03	XXXX
NOT MET	AR04	XXXX

Building Code Compliance Review Checklist

Building Permit No.

0

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NOT MET	AR05	XXXX
NOT MET	AR06	XXXX
NOT MET	AR07	XXXX

Building Code Compliance Review Checklist

Building Permit No.

0

STATUS

COMMENT NO.

RESIDENTIAL CODE COMPLIANCE CHECKLIST COMMENT

SG00 STRUCTURAL GENERAL DESIGN

NOT MET	SG01	The structural drawings as submitted have been reviewed for code compliance and appear to be in compliance with the 2012 International Residential Code with Georgia State Amendments. Future revisions to these drawings shall require further review and authorization.
NOT MET	SG02	Submitted structural drawings are incomplete. Submit complete foundation drawing(s) Provide details which indicate required connections between all structural framing componets including anchorage to foundation. (GCCC Section 107.1.1)
NOT MET	SG03	Specify on the structural drawings the allowable soil bearing pressure in terms of pounds per square foot (PSF) utilized in the design of the foundation. The presumed design pressure shall not exceed the applicable value specified in IBC Table 401.4.1 unless substainiated by a foundation and soils investigation. (IRC Sections R401.3 and R403.1)
NOT MET	SG04	DESIGN CRITERIA - Floor Live Load - Roof Live Load - Basic Wind Speed Specify on the structural drawings the Design Criteria for this structure. (IRC Sections 301, , R301.5, R301.6 Table R301.2(1))
NOT MET	SG05	Detail on the drawings roof member sizes, spacing, connections, purlins, ridge beams, collar ties and ceiling joist connections. (IRC Section 802.3 and Figure 802.5.1, Tables R802.5.1(1) - R802.5.1 (8))
NOT MET	SG06	XXXX
NOT MET	SG07	XXXX
NOT MET	SG08	XXXX
NOT MET	SG09	XXXX
NOT MET	SG10	XXXX

SC00 FOUNDATIONS

NOT MET	SF01	Specify on the drawings the <u>required sizes</u> for all concrete structural elements including but not limited to spread footings, continuous strip footings, thickened slab footings, walls, grade beams, pilasters, pedestals, deep foundations (caissons, piles and pile caps), elevated slabs, beams, and columns. (IRC Sections R402.2, R03.1 - 403.1.8, Table R403.1,and ACI 318-11)
NOT MET	SF02	Specify that the bottom of all foundations shall extend a minimum of twelve (12) inches below the top of finished grade. (IRC Section R403.1.4, R403.1.4.1 AND R403.1.4.2)

Building Code Compliance Review Checklist

Building Permit No.

0

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NOT MET	SF03	Specify on the drawings the minimum depth of twelve (12) inches for all footings that resist loads. Alternatively, submit a subsurface investigation report sealed and signed by a professional geotechnical engineer licensed in the state of Georgia which documents the structural adequacy of footings less than twelve (12) inches in depth. (IRC Section 403.1.4, R403.1.4.1 and R403.1.6)
NOT MET	SF04	Specify placement of a 6 mil (minimum) polyethylene moisture barrier (with joints lapped not less than 6 inches) directly beneath all interior concrete slabs on grade. (IRC Section 506.2.3)
NOT MET	SF05	Specify on the drawings the required thickness of concrete and the corresponding reinforcement for all slabs on grade. (IBC Sections 1901.3 and 1907)
NOT MET	SC06	XXXX
NOT MET	SC07	XXXX
SW00 WOOD DESIGN		
NOT MET	SW01	Specify on the drawings that wood which is either embedded in earth or concrete, or placed on concrete in direct contact with earth, or directly exposed to the weather shall be preservative-treated including but not limited to posts, beams, columns, joists, sleepers, sills, and sole plates. (IRC Section R317.1)
NOT MET	SW02	Specify on the drawings six (6) inches minimum clearance between bottom edge of exterior wood siding and top of adjacent exposed earth except for preservative-treated siding, sheathing, and wall framing. (IRC Section R317.1(5))
NOT MET	SW03	Specify on the drawings eighteen (18) inches minimum clearance between exposed earth and wood framing members except for preservative-treated wood. (IRC Section 317.1 (1))
NOT MET	SW04	Specify on the drawings the required type, size, spacing, and embedment depth of wall sill plate anchor bolts. Except for more stringent requirements as determined by structural analysis for resistance of lateral wind and seismic design forces, provide minimum 1/2" diameter bolt (with nut and washer) spaced not more than 72 inches on center and embedded at least 7 inches into concrete or masonry. Specify a minimum of two (2) bolts per sill plate segment with one bolt located from the end of each segment at least 4 inches but not more than 12 inches. (IRC Sections R403.1.6)

Building Code Compliance Review Checklist

Building Permit No.

0

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NOT MET	SW05	Specify on the drawings the required species and grade of lumber for all structural framing components including but not limited to studs, joists, rafters, headers, beams and posts to ensure conformance with allowable stresses and deflections under design load conditions. (IRC Sections R502, R602.2, R602.3, R602.3.1, R802)
NOT MET	SW06	Specify on the drawings the required size, spacing, and height of walls framed with wood studs including continuous double top plate. (IRC Sections R602.3.1 and Tables R602.3(5), R602.3.1)
NOT MET	SW07	For loadbearing and exterior walls framed with 2x4 studs exceeding ten (10) feet in height, submit calculations sealed and signed by the project structural engineer-of-record which demonstrate the structural adequacy of 2x4 studs of designated species and grade to resist the applicable design loads including gravity, seismic, and wind. (IBC Sections 2301.2, 2308.9.1, and Table 2308.9.1)
NOT MET	SW08	Specify on the drawings the required type, thickness, and span rating of structural floor and roof sheathing. (IRC Sections R503, R803.2.1.4 and TABLE R503.2.1(1) & (2))
NOT MET	SW09	Specify on the drawings the required type, size, and spacing of fasteners for attachment of wood structural panels to floor and roof framing. (IRC TABLE R602.3.(1), (2) & (3))
NOT MET	SW10	Specify brick tie spacing not to exceed 2.67 square feet of wall and shall be not be more than 32 inches on center horizontally and 24 inches on center vertically on wall sections (IRC Section 703.7.4.1)
NOT MET	SW11	XXXX
NOT MET	SW12	XXXX
NOT MET	SW13	XXXX
NOT MET	SW14	XXXX
NOT MET	SW15	XXXX
NOT MET	SW16	XXXX
SP00 PREENGINEERED TRUSSES		
NOT MET	SP01	Specify on the structural drawings that pre-engineered trusses shall be designed by a professional engineer registered in the state of Georgia. (IRC 301.1.3, R502.11.4, R802.10.2)

Building Code Compliance Review Checklist

Building Permit No.

0

STATUS	COMMENT NO.	RESIDENTIAL CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	SP02	Specify on the structural drawings the applicable design load criteria for both top and bottom chords of pre-engineered floor and roof trusses including but not limited to dead, live, and wind loads. (IRC Sections R502.11.4, R802.10.1)
NOT MET	SP03	Specify on the structural drawings that all hardware (bolts, hangers, straps, etc.) required for connections between pre-engineered trusses shall be designed and specified by the truss design engineer. (IRC Section R802.10.1, R802.11.1.2)
NOT MET	SP04	Specify on the structural drawings that pre-engineered metal plate connected wood trusses shall be braced in accordance with BCSI 1-08, "The Guide to Good Practice for Handling, Installing, Restraining and Bracing of Metal Plate Connected Wood Trusses" and related summary sheets. (IRC Section R802.10.2)
NOT MET	SP05	State on the structural drawings that "all pre-engineered truss shop drawings shall be submitted to Building Plan Review and available on the job site during the times of inspection and shall bear clear indication that they have been reviewed and approved by the project structural engineer-of-record" (or architect-of-record for projects without a structural engineer-of-record). (GCCC Section 107.1.1)
NOT MET	SP06	Submit site-specific data prepared (sealed and signed) by a professional engineer or geologist registered in the State of Georgia to substantiate assignment of project site as either Site Class A, B, or C. Report shall be in accordance with ASCE/SEI 7-10 sections 11.4.2 and 20.1. Classification shall be in accordance with ASCE/SEI 7-10 table 20.3-1. (IBC Section 1613.3, and ASCE/SEI 7-10 section 11.4)
NOT MET	SP07	Provide Roof Truss plans and uplift connections for the members. (IRC Section R802.10 and R802.11)
NOT MET	SP08	Shop drawings for the following building components not specified on the project construction documents approved for building permit shall be sealed and signed by a professional engineer registered in the state of Georgia and submitted to Gwinnett county Building Plan Review for review after approval by the project engineer-of-record: - Trusses (floor and roof) NOTE: The Dept. of Planning & Development will not provide any framing inspections for the project until the required shop drawings have been submitted to Building Plan Review for review and approval. (IBC Section 1603.1 and GCCC Section 103.8.6)
NOT MET	SP09	XXXX
NOT MET	SP10	XXXX
NOT MET	SP19	XXXX

Building Code Compliance Review Checklist

Building Permit No.

0

STATUS

COMMENT NO.

RESIDENTIAL CODE COMPLIANCE CHECKLIST COMMENT

BP00

BUILDING PERMIT AUTHORIZATION

NOT MET	BP01	<p>Submit two (2) complete sets of construction drawings and documents for permit authorization. Construction drawings and documents shall have authorization stamps affixed from Building Plan Review.</p> <p>Note: Construction drawings which are required to be prepared by a Georgia registered engineer or architect shall bear the design professional's seal with original signature.</p>
NOT MET	BP02	<p>This project will require the following permits:</p> <p>Indicate the type and number of permits to be issued.</p>
NOT MET	BP04	<p>Submit in writing the "Value of Construction" for all construction projects including new buildings and structures, demolition of building or interior spaces, and the alteration, repair, or renovation of a currently or previously occupied space. The "Value of Construction" shall include construction cost plus the professional design fees.</p>

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The Gwinnett County construction permit fees are determined in accordance with the "Gwinnett County Land Development and other Services Fee Schedule"