


Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
(tel) 678.518.6000
www.gwinnettcountry.com



gwinnettcountry

IMPORTANT MEMORANDUM

TO: Whom It May Concern
FROM: Bryan Lackey, 
Director
SUBJECT: Adoption of the Gwinnett County Construction Code
DATE: March 23, 2015

The Gwinnett County Construction Code (GCCC) was adopted by the Board of Commissioners on December 16, 2014 with an effective date of January 1, 2015.

The GCCC replaces the previous edition of the Construction Code adopted on November 5, 1991 by the Board of Commissioners in its entirety.

Active building permits issued prior to January 1, 2015 shall not require change to any previously authorized construction provided the permit does not expire and the actual construction is progressing in accordance with the issued permit.

Building permit applications that are pending as of January 1, 2015 for construction projects consisting of either commercial, multi-family residential, one- and two-family dwellings with total floor area of 7,500 square feet or greater, or townhouses may proceed with the permitting process subject to the requirements in effect prior to the adoption of the GCCC provided a permit is issued within 180 days of the date of permit application.

Building permits with applications pending as of January 1, 2015 that are not issued within 180 days of the date of permit application must be resubmitted for compliance with the GCCC.

Summary of Key Changes

Key changes of the GCCC include, but are not limited to:

- Construction documents prepared by a registered design professional shall bear a current date of seal within 180 days of the date of permit issuance.
- Construction documents prepared by a registered design professional are required for one- and two-family dwellings with total floor area of 7,500 square feet or greater.
- Incorporated the provisions of the Georgia State Minimum Standard Existing Building Code.
- Proof of contractor licenses required in coordination with state and local regulations.

- Increased the maximum size of one-story detached accessory structures used as tool and storage sheds, and other similar uses that are exempt from permitting to 120 square feet of floor area.
- No more than one extension and one renewal may be granted for each building permit.
- Additional conditions applicable to building permit expiration:
 - The required weather-resistant building envelope is not complete within 360 days pertinent to one- and two-family dwellings, townhouses, or multi-family or commercial buildings no greater than 4 stories in height.
 - Change in permit holder.
- Incorporated the provisions of Appendix F (Radon Control Methods) of the Georgia State Minimum Standard One- and Two-Family Dwelling Code.

Click [here](#) to access the GCCC on the Gwinnett County Department of Planning and Development website.