



**BUILDING PLAN REVIEW SECTION**

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**PROJECT NAME :**

**PROJECT ADDRESS :**

**MRN (DISTRICT-LAND LOT-PARCEL #) :**

**REVIEW DUE :**

**REVIEW COMPLETED :**

**BPR FILE NUMBER :**

**SITE PLAN CODE COMPLIANCE CHECKLIST**

**All of the following building code compliance items must be clearly addressed before issuance of a site development permit.**

**SITE PLAN BUILDING CODE COMPLIANCE ITEMS: 2006 INTERNATIONAL BUILDING CODE with 2007 Georgia State Amendments - (IBC)**

**CHECKLIST ITEMS**

SP01: Site plans as submitted on {ENTER "Month/Date/Yr"} have been reviewed for code compliance and appear to be in accordance with the 2006 International Building Code with GA State amendments. Future revisions to these plans shall require further review.

SP02: State the following (verbatim) on site plan:

"Each building and its location relative to property lines and other structures shall comply with the 2006 International Building Code with GA State amendments (IBC) with regards to the height and area requirements of IBC table 503 and the fire resistance and horizontal separation requirements of IBC tables 601 and 602 based on occupancy group classification and type of construction."

SP03: State the following (verbatim) on utilities site plan:

"This site plan indicates potable water service lines and sanitary sewer laterals. Georgia State law requires this work to be installed by a Georgia Licensed Master Plumber. This Work requires a separate site plumbing permit which shall be obtained from Gwinnett County Building Permits. All work shall be inspected by the Gwinnett County Plumbing Inspection Unit. Inspections shall be requested by phoning 678-518-6277".

SP04: Indicate on site utility plan the size and location for each potable water service line (with separate backflow preventer located at the primary meter) and for each sanitary sewer line. For each site with multiple buildings, provide an additional backflow preventer at the shutoff valve on the service line for each building. (2006 International Plumbing Code section 608)

SP05: Dimension on site plan the shortest distance from each side of each structure to adjacent property lines and to other structures.

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### **CHECKLIST ITEMS**

SP06: Indicate on site plan the following for each structure:

Gross area in square feet per floor level (including area due to horizontal projection of roof/floor above); Number of stories; Height of building; Proposed occupancy type or use; Sprinklered or nonsprinklered building.

SP07: Provide building identification on site plan. (Label each structure with a unique alpha/numeric identifier.)

SP08: Specify on site plan for each structure the overall building perimeter dimensions including those for courtyards, canopies, and other major building appendages.

SP09: State on site plan the following information for each existing and proposed new structure to verify compliance with the height and area requirements of IBC table 503:

Type of construction; Gross area of building (square feet); Number of stories; Height of building; Sprinklered or nonsprinklered building; Shortest distance from each side of each building to adjacent property lines and to other structures.

SP10: Dimension on site plan a clear open space of sixty (60) feet around entire perimeter of building to other structures and to adjacent property lines for compliance with the requirements of IBC section 507 for unlimited area buildings.

SP11: Fire-resistance rating requirements for exterior walls due to location of buildings from adjacent property lines and other buildings as specified by the 2006 International Building Code (IBC) are as follows:

(A) Exterior walls of buildings which are located at a horizontal distance of less than five (5) feet from an adjacent property line or less than ten (10) feet from the exterior wall of an adjacent building may require a minimum of one (1) hour fire-resistance rating except for occupancy groups F-1 (factory industrial), mercantile, and S-1 (storage) which requires a two (2) hour fire-resistance rating for compliance with IBC table 602 with openings limited per IBC table 704.8. Consult with architectural reviewer to determine requirements. Identify (walls) in question on site plan and indicate the corresponding fire-resistance rating.

(B) Exterior walls of buildings which are located at a horizontal distance of five (5) feet or greater and less than ten (10) feet from an adjacent property line or at ten (10) feet or greater and less than twenty (20) feet from the exterior wall of an adjacent building may require a minimum of one (1) hour fire-resistance rating except for construction type IA for occupancy groups F-1 (factory industrial), mercantile, and S-1 (storage) which requires a two (2) hour fire-resistance rating for compliance with IBC table 602 with openings limited per IBC table 704.8. Consult with architectural reviewer to determine requirements. Identify (walls) in question on site plan and indicate the corresponding fire-resistance rating.

(C) Exterior walls of buildings which are located at a horizontal distance of ten (10) feet or greater and less than thirty (30) feet from an adjacent property line or at twenty (20) feet or greater and less than sixty (60) feet from the exterior wall of an adjacent building may require a minimum of one (1) hour fire-resistance rating for compliance with IBC table 602 with openings limited per IBC table 704.8 except for construction types IIB and VB which do not require a fire-resistance rating. Consult with architectural reviewer to determine requirements. Identify (walls) in question on site plan and indicate the corresponding fire-resistance rating.

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#### **CHECKLIST ITEMS**

SP12: Indicate on site grading plan the applicable location for each site retaining wall and for each detention pond wall (dam). Specify elevation at top and bottom of each wall either on site grading plan or on a wall profile. For sites with multiple walls, label each wall with a unique alpha/numeric identifier.

Remove from site plans all structural details and specifications pertinent to construction of retaining walls (which either exceed 4 feet in height or have backfill slope greater than 1 foot rise in 3 feet horizontal) and detention pond walls (dams).

[NOTE: Structural construction details and specifications for each retaining wall and for each detention pond wall shall be submitted to Gwinnett County Building Plan Review for review and approval for issuance of a separate building permit.]

SP13: State the following (verbatim) on site grading plan to indicate retaining wall building permit requirements:

"A separate building permit shall be obtained prior to construction for each site retaining wall (which either exceeds 4 feet in height or which has backfill slope greater than 1 foot rise in 3 feet horizontal) and for each detention pond wall (dam) in accordance with Gwinnett County Construction Code section 103.1.1. A Certificate of Completion shall be issued by Gwinnett County Building Inspections Section for all walls pertinent to the project prior to issuance of a Certificate of Occupancy for any usable structure on the site or prior to approval of the Final Subdivision Plat as applicable."

SP14: State the following (verbatim) on site plan:

"Construction documents for each premanufactured building shall be reviewed and approved by the Georgia Department of Community Affairs (DCA) to indicate compliance with the Industrialized Buildings Act (Georgia Law 1982 pp. 1637-1643) prior to issuance of a building permit."

SP15: State the following (verbatim) on site plan for each nonresidential building located within any of the overlay districts including Mall of Georgia, Civic Center, U.S. Highway 78 Corridor, Grayson/Highway 20, Centerville/Highway 124, and Highway 124/324/Hamilton Mill:

"Landscape plans which clearly indicate the types and locations of all proposed plantings growing immediately in front of or on the building shall be provided at the time of submission of building elevations to document compliance with the requirements of the Activity Center/Corridor Overlay District, section 1315 of the 1985 Zoning Resolution of Gwinnett County."

[Prior to issuance of the building permit, the Commercial Development Permit (CDP) for the project shall be revised to include landscape plans which have been reviewed and approved by the Director of Planning and Development.]

SP16: Submit a complete site lighting plan which includes the following items (A) thru (C) and clearly documents compliance with the requirements of section 1315.2.1.F of the 1985 Zoning Resolution of Gwinnett County for each off-street parking area associated with non-residential and multifamily developments located within any of the overlay districts including Mall of Georgia, Civic Center, U.S. Highway 78 Corridor, Grayson/Highway 20, Centerville/Highway 124, and Highway 124/324/Hamilton Mill:

- A. Locations for all fixtures
- B. Proposed types of fixtures (submit vendor drawings) and light poles
- C. Point-by-point photometrics designed in accordance with IESNA (Illuminating Engineering Society of North America)

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## **CHECKLIST ITEMS**

SP17: State the following (verbatim) on site lighting plan:

"Prior to final inspection of site lighting, the site lighting design professional of record for the project shall submit to the Chief Electrical Inspector a signed letter which states that . . . . . I have observed the site lighting for this project in operation at night in the absence of daylight to verify that the installed lighting is consistent with the approved site lighting plans".

SP18: Submit a complete site lighting plan for each off-street parking area associated with non-residential and multifamily developments which clearly documents compliance with the parking lot lighting standards specified per section 1008 of the 1985 Zoning Resolution of Gwinnett County (as amended September 27, 2005) except parking areas located within established overlay districts shall comply with section 1315.2.1.F.

SP19: State the following (verbatim) on site plan for townhouse projects:

"A minimum two (2) hour fire-resistance-rated wall is required between each attached dwelling unit and a four (4) hour rated fire wall is required between every fourth and fifth attached dwelling unit in accordance with Gwinnett County Zoning Resolution."