



The Office of Buildings' inspectors are qualified to inspect all building permits for compliance. Building codes have been established to ensure life safety standards. Building inspection is the method whereby the city of Atlanta ensures that construction work is conducted and held in compliance with the state of Georgia's Minimum Standard Codes. Building Inspectors also issue Certificates of Occupancy if and when appropriate. It is the responsibility of the owner/agent to ensure that all inspections are completed. Advanced notice is typically required to schedule inspections. Inspections may be scheduled in person, by phone or online.

- Some inspections can be conveniently scheduled by calling **(404) 658-6800**. Applicants who complete the building inspections application in the Accela system can schedule an inspection via the Accela system on the Citizen Access site by visiting: https://aca.accela.com/Atlanta_ga/default.aspx
- Inspections can be scheduled by the applicant, expediter or contractor (with correct information).
- Non-compliance will result in a failed inspection and required re-inspection as soon as problems are corrected.
- Inspectors return to the office every afternoon to enter results from day's inspections into computer.
- Stamped approved plans are required for all inspections.

1 PRE-CONSTRUCTION MEETING: This onsite inspection is required for all sites that involve land disturbance activity. Call **(404) 546-1305** to schedule this inspection with your Environmental Compliance Officer once the permit is secured. No land disturbance shall take place prior to this inspection.

2 FOOTINGS, FOUNDATION AND SLAB INSPECTIONS: These inspections shall be made after all foundation supports are installed, footings and slabs excavated. This inspection is designed to check foundation supports, crawlspace leveling, ground clearances and positive drainage when required.

3 FRAMING INSPECTIONS: Building framing inspections shall be made after the roof, excluding permanent roof covering, wall ceiling and floor framing is complete with appropriate blocking, bracing and fire-stopping in place. The following items shall be in place and visible for inspection:

- 1 Pipes
- 2 Chimneys and vents
- 3 Flashing for roofs, chimneys and wall openings
- 4 Insulation baffles
- 5 All lintels that are required to be bolted to the framing for support shall not be covered by any exterior or interior wall or ceiling finish material before approval.

Work may continue without approval for lintels supported on masonry or concrete. Truss engineering is required to be on site when applicable.

4 MECHANICAL: The Mechanical Division is responsible for assessing proper installation of all mechanical equipment (heaters, furnaces, A/C systems, ventilation) and gas pipes.

ELECTRICAL: The Electrical Division is responsible for the inspection of electrical and low voltage permits for code compliance. This division also issues power authorizations and checks installation against plans for compliance with light power density.

PLUMBING: The Plumbing Division inspects all plumbing permits (and sprinkler permits) for code compliance. The Plumbing division also approves sewer taps and checks sealing at penetrations.

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INSULATION INSPECTION: Insulation inspections are made after an approved building framing and rough-in inspection and after the permanent roof covering has been installed with all insulation and vapor retarders in place, but before any wall or ceiling covering has been applied.

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COMMERCIAL BUILDINGS: Additional firewall inspections may be required for commercial buildings.

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DRYWALL INSPECTION: Inspector checks for continuous air barrier and insulated, weather-stripped attic hatch.

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FIRE PROTECTION INSPECTION: Fire protection inspections shall be made in all buildings where any material is used for fire protection purposes. The permit holder or agent should notify the inspection department after all fire protection materials are in place. Fire protection materials shall not be concealed until inspected and approved.

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ZONING: The Zoning Division reviews and inspects all sign permits for code compliance; reviews and approves all building permits for zoning compliance; and conducts zoning research and verification. The Zoning Division also interprets and enforces the zoning ordinance, conducts investigations related to zoning complaints, and reviews business and alcohol license applications for approval.

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ARBORIST: Please contact customer service representative in the Arborist Division at **(404) 330-6870**, or send an email to: arborist.dpcd@atlantaga.gov. For more arborist information and to obtain final inspections forms, please visit: <http://www.atlantaga.gov/index.aspx?page=339>.

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ENVIRONMENTAL COMPLIANCE FINAL INSPECTION: Once all construction activity has been completed, 100% of the site has been stabilized with permanent vegetation, and all Erosion Control Best Management Practices (BMPs) have been removed, an Environmental Compliance Final Inspection can be scheduled. Contact **(404) 546-1305** to schedule this inspection.

STANDARD CONSTRUCTION CODES

Effective January 1, 2015

The following will be the State of Georgia's minimum Standard Construction Codes:

- International Building Code, 2012 Edition, with Georgia Amendments (2013)
- International Residential Code, 2012 Edition, with Georgia Amendments (2013)
- International Fire Code, 2012 Edition, with Georgia Amendments (2013)
- International Plumbing Code, 2012 Edition, with Georgia Amendments (2013)
- International Mechanical Code, 2012 Edition, with Georgia Amendments (2012)
- International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2013)
- National Electrical Code, 2014 Edition, with no Georgia Amendments
- International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments (2011) (2012)
- 2012 NFPA 101 – Life Safety Code with state Amendments (2013)

QUESTIONS?

For more inspection information, please call **(404) 865-8400**.

This document does not necessarily represent the complete process for every project. Larger and more complex projects may require additional steps. Please visit www.atlantaga.gov/buildingpermits for additional details.