

VERTICAL CONSTRUCTION PACKET



Planning & Development Department

Latest Update: 4-23-2024

Permitting

The City of Statesboro is devoted to providing more than exceptional service to our citizens and businesses while promoting a pro-development environment that proves to be successful long term. A major part of successfully conducting business in the City of Statesboro is ease of processes that utilize adopted ordinances and policies. The City of Statesboro has designated a Project Manager that serves as the liaison between City staff and Developers during the Building Permit process. This will provide one point of contact to ensure the best possible customer service to the development community.

Application:

An application for a Building Permit must be submitted to the Planning & Development Department through Community Core. The following must be submitted in Community Core prior to plan review:

Residential Construction:

1. Completed Building Permit application
2. Contractor Listing.
3. Full set of building plans to include:
 - Designed to the current governing adopted codes and Georgia Amendments.
 - Foundation Plan with details (Monolithic, Stem Wall, Crawl Space, or Pier)
 - Floor Plan for each story with dimensions, window sizing and Total Square Footage
 - Roof Framing Plan
 - Exterior Elevations
 - Wall Sections and Details Wall Sections (Fire wall details and UL listing for Duplexes, and Townhomes)
4. Town homes must meet all conditions and requirements of the IRC and Georgia Amendments
5. Restrictive Covenant items must be met where applicable, and acceptance letter submitted prior to plans approval.

Commercial Construction:

1. Completed Building Permit application
2. Contractor Listing
3. A complete set of vertical architectural and structural plans to be designed to the current governing adopted codes and Georgia Amendments.
4. Plans must be stamped by a Georgia RA or PE.
5. Life Safety plans must be submitted with the vertical plans set.
 - If this occupancy is under the jurisdiction of the Georgia State Fire Marshal per OCGA 25-2-13 the plans must be submitted to their office for review. ([Submittal Portal](#))
 - An approved set of plans must be received from the Georgia State Fire Marshal prior to a building permit being issued.
6. Restrictive Covenant items must be met where applicable, and acceptance letter submitted prior to plans approval.

Plans Review:

Each department will generally review and redline the submitted plans within **approximately 2 weeks**.

Adopted Codes: January 1, 2020

1. 2018 International Building Code
2. 2018 International Fire Code
3. 2018 Edition of NFPA 101 Life Safety Standards
4. 2019 Edition of NFPA 13
5. 2018 International Plumbing Code
6. 2018 International Mechanical Code
7. 2018 International Gas Code
8. 2018 International Property Maintenance Code
9. 2020 National Electrical Code (NFPA 70)
10. 2015 International Energy Conservation Code

[DCA Link for current Amendments](#)

Inspection Scheduling

The permittee/contractor may schedule inspections via [Community Core](#), or by phone at 912-764-0630 or email planning.development@statesboroga.gov . Inspections scheduled before 4:00 p.m. Monday through Friday, will generally be performed the next business day.

The linked [Inspection Check List](#) identifies the steps and requirements for residential inspections.

The [Georgia Residential Energy Code Compliance Certificate](#) has been updated. This certificate shall be posted on or near the electrical distribution panel or air handler and the building inspector will verify the posting prior to a CO being issued.

*****Work is to be completed prior to Scheduling Inspections***
If AM or PM is requested it is not a guarantee of scheduled time frame**

Projects Requiring Permitting

Sec. 14-1. - Adoption and enforcement of technical codes

Any person, firm, corporation or agent who shall violate a provision of the construction codes, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of violating the Code of Ordinances of the City of Statesboro.

Residential	Commercial
Residential New Single Family Dwelling Residential New Single Family Townhomes Residential New Duplex Residential Accessory Structure Residential Addition Residential Alteration Residential Re-Roof Residential Demolition Residential Electrical, Mechanical, & Plumbing/Gas Residential Solar Manufactured Home	Commercial New Commercial New Multi Family Commercial Accessory Structure Commercial Addition Commercial Alteration Commercial Re-Roof Commercial Demolition Commercial Electrical, Mechanical, & Plumbing/Gas Commercial Solar Commercial Occupancy Commercial Sign (Stand Alone) Commercial Sign (Wall) Sign Cell Tower
<h3>Miscellaneous</h3> Pool/ Hot Tub Foundation Instillation Foundation Repair Preliminary Site Plan	

Permitting Fees

PERMIT FEES

<u>Value of Project</u>	<u>Fees</u>
\$1,000 and less	No Fee unless inspection is required, in which case a \$35.00 fee for each inspection shall be required.
\$1,001 to \$100,000	\$35.00 for the first \$1,000 plus \$6.00 for each additional thousand or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$629.00 for first \$100,000 plus \$4.00 for each additional thousand or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$2,229.00 for the first \$500,000 plus \$3.00 for each additional thousand or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$6,687.00 for the first \$1,000,000, plus \$2.00 for each additional thousand or fraction thereof.

Plan Review Fee: 5% of Building Permit Fee

Aid to Construction Fee (ATC): Please contact us for specific ATC fees.

INSPECTION FEES

Each inspection as part of a project will be assessed a fee of \$35.00 each
Any additional inspections not assessed during permit review will be assessed \$35.00 each
Other Fees may be assessed as appropriate.
Stand-alone inspections are assessed \$35.00 each

If re-inspections are required, the following fee schedule will be assessed:

2nd Inspection: \$50.00
3rd Inspection: \$75.00
4th Inspection and up: \$100.00

*****All open fees must be paid prior to Final Certificates being issued.*****

City Contacts

Planning & Housing Administrator

Justin Williams
Planning & Development
(912) 764-0630
justin.williams@statesboroga.gov

Planner

Jermaine Foster
Planning & Development
O. (912) 764-0641 C. (912) 687-9106
jermaine.foster@statesboroga.gov

Assistant City Engineer

David Moyer
Engineering Department
O. (912) 764-0655
david.moyer@statesboroga.gov

Sanitation Supervisor

John Dekle
Public Works Department
O. (912) 764-5468
john.dekle@statesboroga.gov

Water & Sewer Superintendent

Glenn Green
Public Utilities Department
O. (912) 764-0693
Glenn.green@statesboroga.gov

Chief Building Official

Robbie Jordan
Building Inspections
O. (912) 764-0645 C. (912) 531-3163
robbie.jordan@statesboroga.gov

Building Inspector

Charles Brown
Building Inspections
O. (912) 764-0660 C. (912) 687-9138
charles.brown@statesboroga.gov

Fire Prevention Officer

Justin Taylor
Statesboro Fire Department
O. (912) 764-3473
justin.taylor@statesboroga.gov

Streets & Parks Supervisor

Richard Smiley
Public Works Department
O. (912) 764-0685
richard.smiley@statesboroga.gov

Natural Gas Superintendent

Joe Hollingsworth
Public Utilities Department
O. (912) 764-0671
joe.hollingsworth@statesboroga.gov

Utility Contacts

Georgia Power (912) 764-7514

Brian Hixon Operations Supervisor
Tony Ross Commercial Marketing Eng.
Alec Perkins Power Delivery Manager

Frontier Communications (912) 764-9131

Jaclyn Cason General Manager
Chad Mitchell Tech Supervisor
Mark Riggs Network Engineer

Excelsior Electric Membership Corp. (EMC)

Daytime Service (912) 764-2123
24 Hour Service (912) 685-2115

Northland Cable TV (912) 489-8715

David Hilaribes General Manager
Rocky Bradley Chief Technician

Bulloch County Contacts

911 Addressing (912) 764-0189

Shannon Mixon

[\(Link\)](#)

Health Dept.

(855) 473-4374