

# City of Perry

## Community Development Department

1211 Washington Street

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### **CITY OF PERRY PERMITTING REQUIREMENTS**

**January 22, 2014**

The State of Georgia has adopted new codes that went into effect January 01, 2014. A listing of the new codes is attached to this memorandum. The codes highlighted in yellow reflect the codes enforced by the City of Perry.

#### **Permits**

Permits are required for all new construction, additions, remodeling, accessory buildings, and swimming pools. Any structure 10' x 12' or larger with a roof system requires a permit.

All permits are required to have plans submitted and approved prior to issuing permit.

New Residential: Floor plan and elevations

Addition to Residential: Floor plan and site plan

Accessory Structure: Floor plan and site plan

All other structures: Commercial, manufacturing, industrial, institutional, and multi-family require complete sets of plans including, but not limited to site, soil & erosion, architectural, structural, electrical, plumbing, HVAC, landscaping, and Fire Protection Design & Construction Guidelines 2012 (for information on this requirement contact the City of Perry Public Safety Perry Fire Marshall at [478.988.2856](tel:478.988.2856)).

Projects which include an existing building over 5,000 square feet or where an addition pushes total square footage over the 5,000 square feet threshold are required by Georgia law to have the seal of an architect or an engineer registered in the State of Georgia.

**INSPECTIONS:** Inspections DO NOT have a specified time. The inspection may be scheduled for morning or afternoon. Inspections must be received by 5:00PM in order for the inspection to be made the next morning. Inspections must be received by 1:00PM in order to be scheduled for that afternoon. No inspections will be conducted the day the permit is issued. The only exceptions are electrical and sewer permits on existing structures due to damage or obstructions. Please have the site ready prior to scheduling an inspection. Sites not ready when the Inspector arrives will not be scheduled until the next business day. A re-inspection fee will be charged on the third visit for the same inspection request. This fee must be paid before the third inspection is made.

The following inspections are required:

1). **Footing/Site**

At the time of the footing/site inspection is conducted the following should be in place. Construction exit and sediment barriers. Sanitary facilities for the workers should be on site. \*See attached pages from soil & erosion manual.

2). **Sub slab systems**

Inspection requires a 10' head test or 5# air test

3). **Slab/before slab is poured**

Poly and rebar to be in place before inspection and proof of termite treatment.

4). **Rough-in framing**

All trades should be roughed-in at this point.

5). **Insulation – before any sheathing applied**

This is a new inspection to meet Georgia State Energy Code. Please do not cover any walls prior to this inspection.

6). **Building Sewer**

The City of Perry requires a cleanout at building and where connection is made to City. You must add additional cleanouts if over 100' feet between cleanouts. Two-way cleanout and check valves are not required, but may be installed if desired. It is strongly encouraged tracing wire be installed.

### 7). Permanent Power

All lights, appliances or terminations need to be completed. Two ground rods are required. **Please remember this is not the final inspection.** If the dwelling is occupied before the Certificate of Occupancy inspection power to future projects may be withheld until completely finished at which time a power inspection will be made and then a Certificate of Occupancy inspection.

### 8). Final Inspection

Refers mainly to additions.

### 9). Certificate of Occupancy

Building should be complete and all required landscaping installed. All water boxes and sewer cleanouts set to grade. All required certifications should be on file in the City of Perry Community Development Department; septic tank inspection from Houston or Peach Counties, energy certification filled out completely and a copy on site, food service permits if required and Fire Marshall approvals if required.

To request an inspection phone **478.988.2720**, if message is left, please state permit number, lot location and address and type of inspection.

### CONSTRUCTION DEBRIS

The City of Perry has a franchise agreement with Advance Disposal. You are required to use this vendor unless you own and haul your own dumpster. Contact information **478.405.5000**.

### Water Service

The City of Perry will install a 1" gate valve with all 1" meter sets. This valve will then become the property of the owner. Prior to the meter being activated, an on and off fee shall be paid by the contractor or an account established by the owner. The City will install all meters up to 2" in size. The customer will install the cutoff and back-flow preventer on any service larger than 1". On 1½" and larger meter sets, back-flow preventer must be in place before water service is activated. **The use of water from an un-metered source is considered to be theft of services from the City. The Permit holder will be held liable and ticketed in these instances. Water services with an existing meter should not be used until confirmation of payment of the off and on fee. Call 478.988.2754 to confirm.**

**The City of Perry will not be responsible for any damaged meter boxes or meters at an active construction site. The permit holder will be charged replacement costs for any damaged items until the account has transferred into a permanent status. Current charges are applied for the relocation of a residential meter. Commercial meters are relocated at actual cost.**

**A separate irrigation meter is required for all irrigation systems.**

### **Back-flow Device**

The City of Perry is requiring back-flow protection as mandated by the State of Georgia Clean Water Act. The City will provide the back-flow for water taps of one inch or less. Sizes larger than one inch are required to have a back-flow or RPZ back-flow as required. The City of Perry Public Works Director will make the determination of need for the RPZ. The Public Works Department will make a final inspection of the meter set and back-flow before the water will be cut on.

### **Thermal Expansion Device**

The City of Perry by complying with the Clean Water Act with the installation of back-flow preventers has created a closed system at all new water services. Therefore, in order for the piping system on the customer side of the meter to be protected from expansion and contraction, a thermal expansion device is required to be installed.

### **Sewer Taps**

The City will be responsible for sewer connections for one and two family dwellings. The customer is responsible for all commercial taps, installation and tie to City main. These taps are required to be inspected prior to cover up by the City of Perry Public Works Department. **A notice of 24 hours is required prior to installation; contact 478.988.2720 to schedule inspection.**

All manhole connections shall be made by core drilling the wall and installing the proper neoprene boot.

It is the responsibility of the permit applicant to repair any pavement cut. These cuts are to be patched in accordance with city specifications.

### **Water and Sewer Taps Requiring Access onto State D.O.T. Right of Way:**

Sewer taps requiring access onto Georgia Department of Transportation (D.O.T.) right of way requires prior approval of the Georgia D.O.T. District Utilities Engineer. The D.O.T. phone number is 478.988.7151. The necessary drawings and permit application information shall be prepared by the customer's engineer (for commercial installations) and forwarded to the City Public Works Department. The application will be signed and mailed to the D.O.T. The City of Perry will prepare the necessary drawings and permit application for residential installations.

### **Natural Gas:**

Natural gas at new construction **will not** be turned on unless minimum standards of construction are met. Specifically this refers to the quality of the piping connection between the City of Perry meter and the customers piping. The city gas crew will install the meter plumb, level and square to the building. The plumber will make the final connection to the building piping using the necessary fittings to assure that the meter remains in this alignment. If the plumber finds the meter not to be properly

aligned prior to connection to the building, contact should be made with City Hall at **478.988.2754** and the gas crew will correct the meter alignment problem. Under **no circumstances** should the plumber connect the house piping to a meter that is not properly aligned. The intent is for the meter installation to have a neat and professionally installed appearance.

**Contact Numbers:**

<b><u>Customer Service Utilities</u></b>	<b><u>478-988-2754</u></b>
<b><u>City of Perry Building Inspection</u></b>	<b><u>478-988-2720</u></b>
<b><u>City of Perry Gas Department</u></b>	<b><u>478-988-2754</u></b>
<b><u>City of Perry Public Works</u></b>	<b><u>478-988-2739</u></b>
<b><u>Advance Disposal</u></b>	<b><u>478-405-5000</u></b>
<b><u>Flint EMC</u></b>	<b><u>478-988-3500 ext. 6912</u></b>
<b><u>Georgia Power</u></b>	<b><u>888-660-5890</u></b>

**GEORGIA STATE  
MINIMUM STANDARD CODES**

**January 1, 2014**

On October 1, 1991, the Uniform Codes Act became effective in Georgia. On July 1, 2004, this Act was revised to make the following eight construction codes mandatory as the Georgia State Minimum Standard Codes. Listed below are the code editions in effect as of January 1, 2014:

International Building Code	2012 Edition
International Residential Code	2012 Edition
International Plumbing Code	2012 Edition
International Mechanical Code	2012 Edition
International Fuel Gas Code	2012 Edition
International Energy Conservation Code	2009 Edition
International Fire Code	2012 Edition
National Electrical Code	2011 Edition

The Act requires local governments that elect to enforce these codes within their jurisdictions to adopt administrative procedures and penalties in order to locally enforce any of these mandatory codes. Also, any applicable appendices of these codes must be adopted locally in order to be enforceable within a specific local jurisdiction.

The Act also made the following optional codes available for local government adoption and enforcement. Local governments choosing to enforce any of the below optional codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties.

International Property Maintenance Code	2006 Edition
International Existing Building Code	2006 Edition
International Swimming Pool and Spa Code	2012 Edition
National Green Building Standard	2008 Edition

The Georgia Amendments are available at the below web link:

<http://www.dca.state.ga.us/development/constructioncodes/programs/codeAmendments.asp>

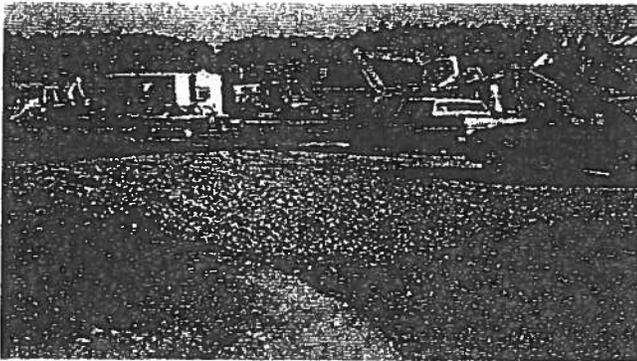
The DCA Board specifically omitted the plumbing, electrical, and energy requirements of the International Residential Code for One- and Two-Family Dwellings. Therefore, the plumbing requirements of the International Plumbing Code, the electrical requirements of the National Electrical Code, and the energy requirements of the International Energy Conservation Code must be used for one- and two-family dwelling construction.

If you need assistance in establishing or updating construction codes enforcement program in your area, please contact DCA's Construction Codes Program at (404) 679-3118 or [codes@dca.ga.gov](mailto:codes@dca.ga.gov).

## CONSTRUCTION EXIT

### DEFINITION

A stone-stabilized pad located at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, sidewalk, or parking area.



### PURPOSE

Reduce or eliminate the transport of mud from the construction area.

### INSTALLATION

- Install according to approved plan, if shown.
- Use 1.5"-3.5" stone.
- Minimum pad thickness of 6 inches.
- Minimum pad width of 20 feet.
- Minimum pad length of 50 feet.
- Excavate footprint 3 inches.
- If tire washing is required, route runoff from washing to an approved sediment trap or sediment basin.
- Install filter fabric under the entire pad.

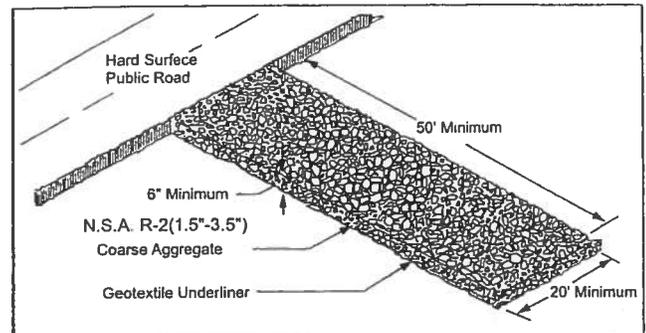


Figure 1. Crushed Stone Construction Exit Installation Requirements



Figure 2. Geotextile Underliner Under Gravel Pad

### MAINTENANCE

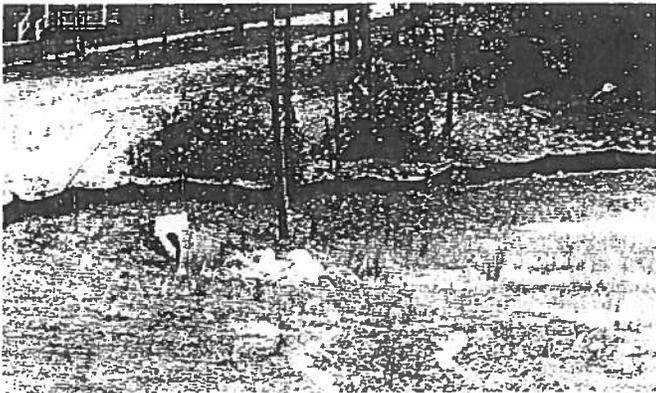
- Periodically dress with 1.5"-3.5" stone.
- Maintain in a condition that will prevent tracking or flow of mud onto public rights-of way.
- Immediately remove mud and debris tracked or spilled onto roadways.

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## SEDIMENT BARRIER

### DEFINITION

A temporary structure made of silt fence supported by steel or wood posts, sandbags, straw bales or other filtering material.



### PURPOSE

- Slow the velocity of runoff and cause sediment deposition at the structure.
- Filter sediment from runoff.

### INSTALLATION

- Install according to approved plan, if shown.
- Do not place in waterways or areas of concentrated flow.

#### Sandbags

- Flow under or between bags should be minimal.
- Anchoring with steel rods may be required if height exceeds two bags.

Sd1

#### Hay or Straw Bales

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.

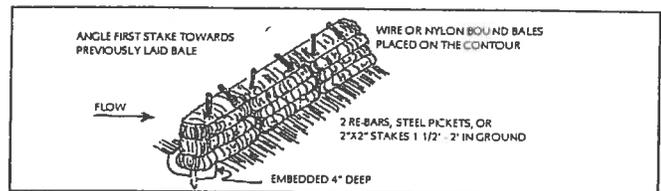


Figure 1. Straw bale barrier installation requirements.

#### Brush (use during timber clearing operations)

- Pile in a row along the perimeter of land-disturbing activities.
- Windrow on the contour as close as possible.
- Compaction may be required.
- Filter fabric may be placed on the construction side of the brush barrier for added filtering capacity. Lower edge must be entrenched 4 to 6 inches deep. The upper edge must be fastened to the brush barrier.

#### Silt Fence

- Install where sheet flow conditions exist.
- Drainage area not to exceed 1/4 acre per 100 ft. of non-reinforced silt fence, or 1/2 acre per 100 ft. of wire-reinforced silt fence.
- Verify fabric by inspection of fabric name printed every 100 ft. of silt fence.

- Start post installation at the center of the lowest point with remaining posts spaced 6 feet apart.

Table 1.

**Criteria for Sediment Barrier Placement**

Land Slope (percent)	Maximum Slope Length behind Fence (feet)
< 2	100
2 to 5	75
5 to 10	50
10 to 20	25
> 20	15

- If non-erosive outlets are provided, slope length may be increased beyond that shown in Table 1.

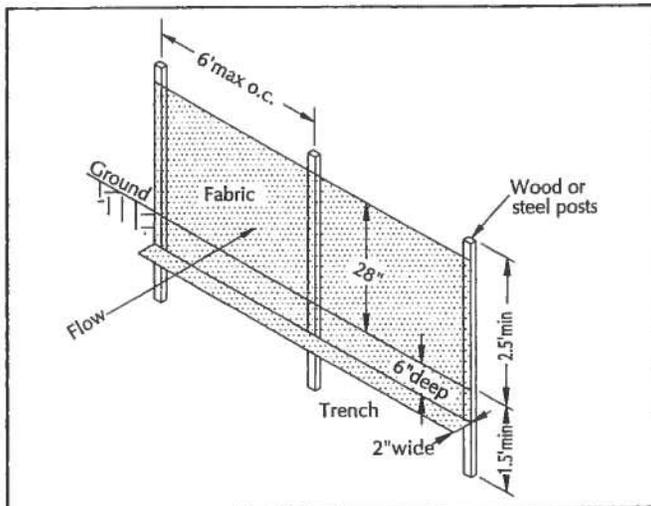


Figure 2. Use Type "A" silt fence: 1) on developments where the life of the project is greater than six months, 2) where the slope gradient is steeper than 3:1.

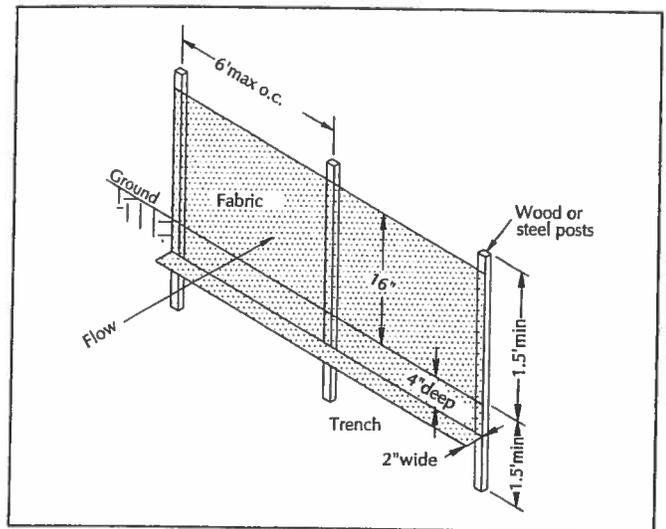


Figure 3. Use Type "B" silt fence: 1) on small developments where the life of the project is less than six months, 2) where the slope gradient is less than or equal to 3:1.

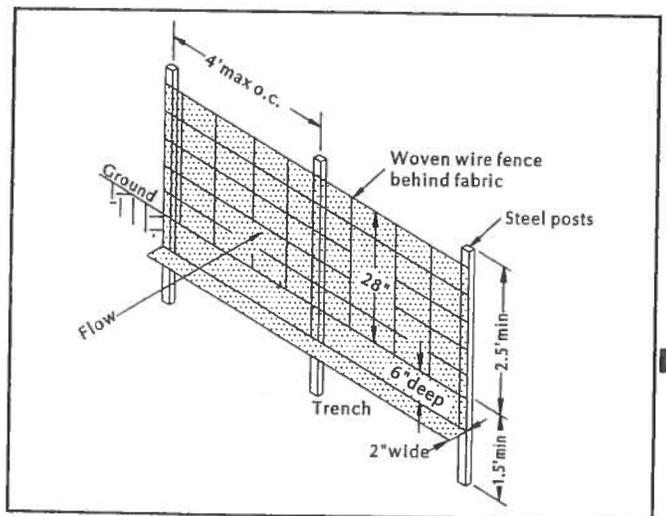


Figure 4. Use Type "C" wire-reinforced silt fence where fill slopes exceed a vertical height of 20 feet and the slope gradient is steeper than 3:1.

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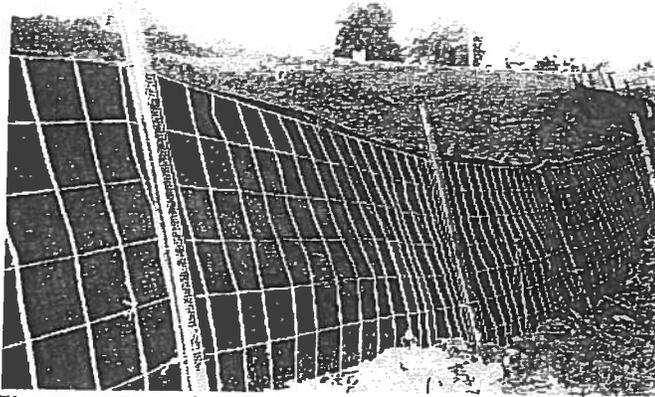


Figure 4. Typical Type "C" silt fence.

### MAINTENANCE

- Inspect barriers at the end of each working day, or after each rain, and repair or clean as necessary.
- Remove sediment from barrier when two-thirds full.
- Dispose of sediment so that it will not enter the barrier again and stabilize it with vegetation.
- Replace filter fabric when deteriorated.
- Design life of a synthetic silt fence is approximately 6 months.
- Maintain until the project is vegetated or otherwise stabilized.
- Remove barriers and accumulated sediment and stabilize the exposed area when the project is stabilized.