

When Do I Need a Building Permit?

Building Permit Requirements

Applications for building permits are required to be submitted for installations regulated by the Georgia State Minimum Building Codes if any owner or authorized agent intends to:

- Construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure.
- Erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system.



There are two major reasons why a homeowner needs a permit on projects: the first is because when a permit is filed, city officials will inspect the work completed at different stages to ensure the work complies with current safety and health building codes. The second, and most significant reason, is it protects the homeowner's investment they are making to improve the property.

The following table show work that will or won't requires a building permit. It is not a comprehensive list. For questions please contact the Building Official at 470-273-3097

Work Requiring Building Permits		
Description of Work	Yes Permit Needed	No Permit Needed
Above Ground Pools	Yes	
Accessory Storage Structures more than 200sf	Yes	
Accessory Storage Structures 200 sf or less		No
Appliance replacement using hardwired devices such as piping or wiring	Yes	
Appliance replacement using plug in devices		No
Bathroom fixtures repair or replacement		No
Bathroom fixture repair and/or replacement needing piping alterations	Yes	
Change in building use or classification	Yes	
Door and window replacement requiring structural alterations	Yes	
Door and window replacement without structural alterations		No
Driveway enlargement	Yes	
Driveway repairs		No
Duct work replacement	Yes	
Electrical service repair	Yes	
Fences over 7 feet in height	Yes	
Freestanding arbors, pergolas	Yes	

Work Requiring Building Permits		
Furnace/HVAC system replacement	Yes	
Garage door repair and/or replacement		No
Gas piping	Yes	
Interior remodel including framing, drywall, and/or lighting	Yes	
Interior remodel of painting, tiling, carpet and/or trim work		No
Minor deck repairs – non structural		No
Minor repairs to roof covering		No
Minor repairs to siding, brick, masonry or stucco		No
New building commercial or residential	Yes	
New decks, porches, porticos, balconies or structural repairs	Yes	
New electrical circuit	Yes	
New exterior siding, brick, masonry, or stucco	Yes	
New fireplace or wood stove	Yes	
New plumbing fixture requiring piping alterations	Yes	
Re-roof	Yes	
Retaining walls 48" or taller	Yes	
Retaining walls less than 48"		No
Screen porch	Yes	
Solar panel installations	Yes	
Swimming pools and spas	Yes	
Water heater replacement	Yes	