



4385 PECAN STREET
P.O. BOX 39
LOGANVILLE, GA 30052
PHONE 770-466-2633
FAX 770-554-5556

**RESIDENTIAL
NEW CONSTRUCTION
INFORMATION PACKET**

Required Documents for Residential Permit Applications

Building Permit applications must contain the following paper work:

- House plans submitted on 8 ½ x 11 or no more than 11 x 17
- House location plan
- Building permit application. (See attached schedule for fee calculations)
- Subcontractor fees are paid by the applicant. Completed affidavits must be submitted before inspections are called in. (NO FAXES ACCEPTED; ORIGINAL SIGNATURES ARE REQUIRED)
 - Contractor No Fee Affidavit with State, Business & Drivers License required
 - Electrical \$50.00 Submit Affidavit with State, Business & Drivers License
 - Mechanical \$50.00 Submit Affidavit with State, Business & Drivers License
 - Plumbing \$50.00 Submit Affidavit with State, Business & Drivers License
- Builder's Pre-construction form
- Backflow clean-out and damage to ARM (Automatic Read Meters) form
- Georgia State Energy Code form
- Erosion Control form
- NOI, Notice of Intent (Primary Permittee, Secondary Permittee or Tertiary Permittee) forms can be obtained from the Georgia Environmental website @ <http://www.gaepd.org>
- Two checks are required for the building permit fees:
 - Check with total of all water, sewer and capital recovery fees
 - Separate check for building permit fees
- A \$225.00 utility deposit must be paid to Utility Billing prior to the installation of a water meter. All stub-outs must be visible when WQC (Water Quality Control) arrives to install the meter.

Permit Cards

Permit cards must be posted and visible from the street before inspections are called in. BMP's (Best Management Practices) must remain in place until the landscape is complete.

Construction Codes adopted by the City of Loganville:

International Building Code	2006 Edition
International Fuel Gas Code	2006 Edition
International Mechanical Code	2006 Edition
International Plumbing Code	2006 Edition
National Electric Code	2011 Edition
International Fire Code	2006 Edition
International Energy Conservation Code	2009 Edition
International Residential Code	2006 Edition (excl. plumbing and electrical)
Life Safety Code	2000 Edition NFPA 101
American Disabilities Act	1990 Edition
International Existing Building Code	2006 Edition
National Green Building Standards	2008 Edition

Residential Inspection Check List

1. Driveways and sidewalks must be inspected before poured. (Sidewalks must make a continuous run across the driveway.)
2. Sewer Line Inspection (Open Ditch)
3. Temporary power poles should be called in for connection approvals
4. Basement or Crawl Space
5. Footing
6. Basement Wall
7. Plumbing in Slab
8. Basement Slab (includes carport)
9. Monolithic Slab
10. Plumbing in Slab (cap off all lines with 5 psi or a 10 foot stand pipe full of water.)
11. Concrete Slab
12. All Roughs must be called in at one time. They include:
13. Fireplace Inspection
14. Air Infiltration
15. Framing
16. Electrical
17. Mechanical
18. Plumbing
19. Gas Line Inspection (Pressure gauge must hold 10 to 20 psi for 24 hours before inspection is called in.)
20. Insulation
21. Sheetrock
22. Final Power
23. Final C.O. (Certificate of Occupancy)

Call Planning & Development at 770-466-2633 when work is complete and ready for inspection. A \$25.00 re-inspection fee will be charged if work is not ready or compliant when the inspector arrives. The re-inspection fee must be paid before another inspection is scheduled.

Fire Hydrant Meters Required

Do not connect to a City Fire Hydrant without a permit. Citations will be issued if caught without a permit. Meters may be picked up at the Planning & Development Department located at 4385 Pecan Street. A \$700.00 deposit is required. Meters must be brought to the Planning & Development office on the first of each month to be read. C.O.'s will not be issued until water usage is paid.

Sprinkler Meters (Irrigation)

A separate meter may be purchased from the City of Loganville for lawn irrigation. This meter will calculate water usage only. Minimum fees apply each month and cover the first 2,000 gallons of water used. Additional fees are calculated after the first 2,000 gallons. WQC (Water Quality Control) will deliver and set the meter. The property owner is responsible for connecting the meter to the irrigation system.

Dumpsters

All solid waste/garbage containers must be obtained through the City of Loganville. Call the City of Loganville Utility Billing Department at 770-466-1165 for route information and to schedule a container.

City Ordinances

All Ordinances for the City of Loganville can be viewed at www.municode.com or hard copy can be obtained at the Planning & Development Department for a charge of .25 cents per page.

Schedule Of Fees Planning and Development

New Residential Construction (Revised 1/10/12)

Effective Date: August 18, 2011

Administration

Annexation	300.00	
De-Annexation	300.00	
Re-Zoning	500.00	
Special Use	500.00	
Major Variance	500.00	First
	100.00	Each Additional at Same Time on Same Property
Administrative Variance	100.00	Each
Zoning Certification	25.00	Each Property
Appeal/Waiver to Council	200.00	
Photocopies	0.25	Per Sheet of Paper
Permit Card Replacement	10.00	
Unauthorized Work Penalty	3 x the Permit Fee	
Permit Renewal Lapse	25 % of Original Permit Fee with a 100.00 Minimum	

Re-Inspection

1st and 2nd	25.00	Single Family
	50.00	Multi-Family and Non-Residential
3rd or More	50.00	Single Family
	100.00	Multi-Family and Non-Residential

Certificate of Occupancy

Change In Use	50.00
Replacement	15.00

Residential Construction

1 and 2 Family

<i>Plan Review</i>	25.00	
New Construction/Addition	0.35	Per Square Foot with a 100.00 Minimum
Remodel/Restore	0.25	Per Square Foot with a 50.00 Minimum
Re-Roof	25.00	
Electrical	25.00	
Plumbing	25.00	
HVAC	25.00	
Gas	25.00	
Low Voltage	25.00	
Accessory Building	0.15	Per Square Foot with a 25.00 Minimum

Residential Water and Sewer Connection Fees

Sewer Connection	4,500.00
Water Connection	2,550.00
Irrigation Meter	500.00

Commercial/Multi-Family/Institutional/Industrial

Plan Review	50 % of Permit Fee
New Construction/Addition	0.007 x Declared Value With a Minimum of 250.00
Remodel/Interior Finish	0.004 x Declared Value with a Minimum of 150.00
Re-Roof	50.00
Electrical	50.00
Plumbing	50.00
HVAC	50.00
Gas	50.00
Low Voltage	50.00
Accessory Structure	0.30 x Square Feet with a 50.00 Minimum

Development/Land Disturbance

Land Disturbance	10.00	Per Acre with a 100.00 Minimum
Site Development Permit		
Single Family Residential	45.00	Per Lot
Multi-Family Residential	25.00	Per Unit
Commercial /Institutional	250.00	Per Acre with a 250.00 Minimum
Industrial	400.00	Per Acre with a 400.00 Minimum
NPDES	40.00	Per Acre or More
Driveway	25.00	
Engineer Review¹		
Single-Family Residential	575.00	Plus 10.00 Per Lot
Multi-Family Residential	575.00	Plus 10.00 Per Unit
Non-Residential < 1 Acre	575.00	
Non- Residential 1 – 5 Acres	775.00	
Non- Residential 5+ Acres	775.00	Plus 25.00 Per Acre
City Review	400.00	
Final Plat Review		
Engineer	475.00	
City	200.00	
Exemption Plat Review		
Residential	10.00	Per Lot
Non-Residential	75.00	Per Lot
Permit Extension	100.00	Three (3) Months

¹ Includes 1st and 2nd Review; 3rd or More Review or Revision is 100.00 Each

Commercial Sewer Connection Fees

Retail Space	500.00	Per 1,000 Square Feet Plus "A"
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Office Space	625.00	Per 1,000 Square Feet Plus "A"
Restaurant	220.00	Per Seat Plus "A"
Beauty/Barber Shop	1,200.00	Per Wet Chair Plus "A"
Car Wash	700.00	Per Bay Plus "A"
Laundry/Laundromat	1,400.00	Per Machine Plus "A"
Church/Theater	25.00	Per Seat Plus "A"
School/Daycare Center	45.00	Per Student Plus "A"
Warehouse	125.00	Per 1,000 Square Feet Plus "A"
Motel/Hotel	350.00	Per Unit Plus "A"
Hospital/Nursing Home	450.00	Per Bed Plus "A"
Personal Care/Dormitory	450.00	Per Bed Plus "A"
Industrial	6.00	Per Gallon per Day
Gas Station	1,000.00	Per Pump Plus "A"
Minimum Commercial Fee	3,500.00	Plus "A"
<u>"A" = Meter Fee</u>		
¾ and 1 Inch Meter	1,200.00	
2 Inch Meter	1,500.00	
4 Inch Meter	3,600.00	
6 Inch Meter	5,000.00	
<u>Commercial Water/Fire Sprinkler Connection Fee</u>		
¾ and 1 Inch Meter	3,200.00	
2 Inch Meter	4,800.00	
3 Inch Meter	12,000.00	
4 Inch Meter	15,000.00	
6 Inch Meter	20,000.00	
Irrigation Meter	500.00	
<u>Other Permits</u>		
Manufactured Home	150.00	
Temporary Construction Trailer	150.00	
Pool		
Above Ground	50.00	
In Ground	150.00	
Porch/Deck/Ramp		
Open	0.10	Per Square Foot with a Minimum of 25.00
Enclosed	0.25	Per Square Foot with a Minimum of 25.00
Demolition	0.05	Per Square Foot with a Minimum of 50.00
<u>Signs</u>		
Banner	25.00	
1 - 75 Square Feet	125.00	*

76 – 100 Square Feet	275.00	*
101 – 150 Square Feet	425.00	*
151 – 200 Square Feet	575.00	*
Free Standing Sign 2	75.00	

* All Lighted Signs Require a 50.00 Electrical Permit

CAPITAL RECOVERY FEE

By Meter Size for Each System

Water Meter Size	BME Factor	Water System	Sewer System	Water & Sewer
3/4 Inch	1.000	\$1,216.09	\$1,712.27	\$2,928.36
1 Inch	1.667	\$2,026.82	\$2,853.79	\$4,880.61
1 1/2 Inch	3.333	\$4,053.63	\$5,707.57	\$9,761.20
2 Inch	5.333	\$6,485.81	\$9,132.12	\$15,617.93
3 Inch	10.000	\$12,160.90	\$17,122.72	\$29,283.62
4 Inch	20.000	\$24,321.79	\$34,245.44	\$58,567.23
6 Inch	33.333	\$40,536.32	\$57,075.74	\$97,612.06
8 Inch	53.333	\$64,858.11	\$91,321.18	\$156,179.29
10 Inch	76.667	\$93,233.53	\$131,274.19	\$224,507.72