COUNTY OF FRANKLIN

STATE OF GEORGIA

**RESOLUTION \_\_\_**

**A RESOLUTION ADOPTING PERMIT AND INSPECTION REQUIREMENTS AND ADOPTING BUILDING PERMIT FEES**

IT IS RESOLVED that the Permit and Inspection Requirements and the Building Permit Fee Schedule, attached as Exhibit A, are hereby adopted.

So Resolved, this \_\_ day of \_\_\_\_\_\_, 2023.

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| **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |  |  |
| Chairman, Board of Commissioners |  |  |

ATTEST:

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| **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |  |  |
| County ManagerApproved as to Form:

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| **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |  |  |
| County Attorney |  |  |

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**Permit and Inspections Requirements by Type of Use or Structure**

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| **Type of Permit** | **Permit** | **Inspection** |
| **Residential** |  |  |
| Existing dwelling | Not required | Not required |
| Existing dwelling – renovation - no structural change | Not required | Not required |
| Existing dwelling – renovation - structural change | Required | Required |
| Existing dwelling – basement refinishing | Required | Required |
| Existing dwelling – addition to, 150 square feet or less | Not required | Not required |
| Existing dwelling – addition to, greater than 150 square feet | Required | Full |
| Dwelling, new construction  | Required | Full |
| Moved house | Required | Full |
| Manufactured home  | Required | See UDC (1) |
| Manufactured home, addition to, 150 sq. ft. or less | Not required | Not required |
| Manufactured home, addition to, greater than 150 sq. ft.  | Required | See UDC 12) |
| Accessory building, no plumbing or electrical | Required | Setback only  |
| Accessory building, with plumbing or electrical | Required | Setback/Trade  |
| Deck/porch, covered | Required | Full |
| Deck or porch, not covered  | Not required | Not required |
| Swimming pool | Required | Full |
| **Commercial/Industrial** |  |  |
| New commercial/industrial | Required | Full |
| Temporary office trailer | Required | Setback only |
| Renovation | Required | Full |
| Addition to, 150 square feet or less | Required | Full |
| Addition to, more than 150 square feet | Required | Full |
| Fire protection | Required | Trade |
| Racking system | Not required | Trade |
| Damage structures (fire, storm, water) | Required | Full |
| **Public use** |  |  |
| New public use | Required | Full |
| Renovation/conversion | Required | Full |
| **Agriculture** |  |  |
| Poultry house | Required | Setbacks only |
| Stackhouse | Required | Setbacks only |
| Barn | Required | Setbacks only |
| Fence | Not required | None |
| **Other** |  |  |
| Demolition | Not Required | None |
| Electrical service change | Required | Trade |
| HVAC unit change | Not required | None |
| Cell tower | Required | Full |
| System change (gas, electric, HVAC) | Required | Trade |

1. Unified Development Code, Sec. 3-127 provides the details for permitting and inspection.

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| **BUILDING PERMIT FEE SCHEDULE** |
| Calculating Building Valuation | Unless otherwise stated, the valuation for all construction will be based on the actual contract cost of the work or calculated by using the latest construction cost data as published in the Building Safety Journal by the International Code Council. For interior completion only, the construction cost is valued at 50% of the calculated ICC building valuation. |
| Fee Payment | Fees are collected prior to issuance of permit. |
| Plan Review Fees | New single-family residential review | Required without fee |
| Residential renovation/additions | Required without fee |
| All commercial/industrial plan reviews | Additional 50% of permit fee |
| Residential Permit Fee | $0.20 per square feet heated | $0.10 per square feet unheated |
| Commercial/ Industrial Permit Fee | **TOTAL VALUATION** | **FEE** |
| $1,000 and less | Minimum fee of $100 |
| $1,001 to $50,000 | $15 for the first $1,000 plus $5 for each additional thousand or fraction thereof, to and including $50,000. Minimum fee of $100 |
| $50,001 to $100,000 | $260 for the first $50,000 plus $4 for each additional thousand or fraction thereof, to and including $100,000 |
| $100,001 to $500,000 | $460 for the first $100,000 plus $3 for each additional thousand or fraction thereof, to and including $500,000 |
| $500,001 and more | $1,660 for the first $500,000 plus $2 for each additional thousand or fraction thereof |
| Certificate of Occupancy or Completion | New single-family detached, condominium or townhome | $50 |
| New commercial, or  | $100 |
| New or renovated commercial tenant space | $100 |
| Trade permits | Permit fee | Use permit fee table. Minimum $100 |
| Accessory Structure Permit | Setback Inspection | $250 |
| Accessory Structure w/ Electrical | Setback w/ Electrical Permit | $250/$100 ($350) |
|  | Commercial building | $300 |
| Permit extensions | Subsequent extension | $100/3 months |
| Re-inspections | For each added trip | $75 |
| Other | Transfer of permit/change of contractor | $100 |
| Structure move/relocate | $100 |
| Manufactured home | $100 + electrical permit |
| Poultry house | $400 |
| Inspections outside normal business | $125 per hour ($250 minimum) |
| Replacement of permits, CO’s, etc. | $25 |
| Residential above-ground pool | $100 + electrical permit |
| Residential in-ground pool | $250 + electrical permit |
| Commercial swimming pool | Use valuation fee table |
| Fee for work done without a permit | 200% of original permit fee |
| Temporary construction trailer (not including electrical permit) | $100 |
| Fire protection | Use valuation fee table |
| Cell tower | Use valuation fee table |
| Racking system | Use valuation fee table |