

HOW TO PASS YOUR INSPECTIONS THE FIRST TIME

Attend the next BUILD: SANDY SPRINGS webinar to learn about the most common failed building and site inspections within the City of Sandy Springs. This webinar is intended to inform the contractors and tradesmen on how to properly install and/or maintain various construction related items that meet the code requirements and provide a best practice. This information should help minimize construction delays and hopefully ensure a successful project and happy homeowner. We will discuss items such as framing, fireblocking, MEP, pools, retaining walls, BMPs, water quality, and more.

This seminar is free and open to the public. It is strongly recommended for all contractors, tradesmen and homeowners. This will be a virtual seminar using Zoom. You don't want to miss this next great seminar!

When: Wednesday, September 22, 2021
9:00am to 10:30am

Where: Webinar link will be sent via e-mail after you register

Cost: Free (you must register online to attend)

Register: spr.gs/BuildSeminars

BUILD: SANDY SPRINGS

Let's build something great together



SANDY SPRINGS™
GEORGIA

The background is a detailed architectural floor plan in white lines on a dark blue background. It shows various rooms including bedrooms (QUARTO), bathrooms (SANIT), a hall (HALL), and service areas (SERVICO). Rooms are labeled with their area in square meters (M²). For example, QUARTO 2 is 12.04 M², SANIT 4.36 M², SANIT 5.02 M², SANIT 5.04 M², HALL 0.95 M², SERVICO 2.25 M², SERVICO 2.25 M², and a large room is 25.58 M². There are also smaller rooms like 3.89 M², 14.49 M², 11.22 M², 7.21 M², and 3.18 M². The plan includes furniture like beds, sofas, and tables, and architectural details like doors, windows, and stairs.

BUILD: SANDY SPRINGS

Let's build something great together

BUILD: SANDY SPRINGS

Let's build something great together

- “BUILD: SANDY SPRINGS” is a series of seminars presented by the Community Development department of the City of Sandy Springs, GA.
- It is intended to educate the public on the current policies, procedures and expectations of the City of Sandy Springs, GA as it relates to construction within the jurisdiction.
- The information presented in these seminars is subject to change with new Code adoptions, changes in City ordinances and zoning, and changes in office policy as it relates to current construction trends.

HOW TO PASS YOUR INSPECTIONS THE FIRST TIME

A LIST OF THE MOST COMMON FAILED INSPECTIONS



SANDY SPRINGS™
GEORGIA

September 22, 2021

Table of Contents

- The “Rules”
- Job Site Safety
- Site Inspections
- Foundation Inspections
- Framing Inspections
- Building Envelope Inspections
- Mechanical Inspections
- Electrical Inspections
- Plumbing Inspections
- Pool Inspections
- Retaining Wall Inspections
- Final Inspections
- Certificate of Occupancy/Completion
- Questions

The “Rules”

STAFF RULES

"Know the Codes!"
Plamen Borissov

**"Draw what you
intend to build!"**
Gail Munoz

**"Superintendents must
"supervise" their work!"**
Gary Cruz

**"Inspect what
you expect!"**
Wayne Kell

**"Follow your
approved plans!"**
German Medina

**"When in doubt,
check it out!"**
Jonathan Livingston

THE TRUTH HURTS

- We are the City of Sandy Springs and we enforce the code.
 - We will always lean on the side of safety.
 - If something is unclear, we will enforce the intent of the code.
 - Don't compare us to other jurisdictions, it's the other way around.
- We are not more difficult, we are just thorough and good at our job.
 - This makes you better at your job.
 - You will learn something new.
 - You will end up with a better end product with happier customers.

THE TRUTH HURTS

- We are human and we can make mistakes (although rarely), but we will find the facts and we will own our mistakes and make things right.
- This is Sandy Springs and we are all busy. If you cannot reach someone, please be patient.
 - You can contact Samantha Wiltz at 770-206-1424 and she will assist you if she can or put you in contact with the correct person.
- The residents of the City have high expectations and standards.
 - They will not hesitate to turn you in if you are doing something you are not supposed to.

Inspection Rules

- Required inspections must be requested prior to concealment of work.
- Subsequent inspections cannot commence without passing the previous required inspection.
- Concealment of work without required inspections will result in the inspection being **rejected**.
- **Rejected** inspections are subject to a \$250 penalty fee and require a Building Official review on site.
- **Failed** inspections are subject to a \$75 re-inspection fee.

Inspection Rules (cont.)

- A copy of the approved drawings shall be available in the permit box at all times for City inspector use.
- Work completed without a permit are subject to the following:
 - Possible fine and/or ticket
 - Required to apply for a permit for the unpermitted work
 - Plan review and approval is required
 - Subject to double permit fees
 - Require a Building Official review on site
 - Removal of existing finishes as necessary to verify code compliance of the concealed scope of work to the satisfaction of the Building Official

INSPECTIONS RULES

- There are **separate Site and Building Preconstruction Meetings**
 - You must schedule both inspections independent of each other unless one is not within your scope of work.
- The complete list of required inspections is discussed during the Building Preconstruction Meeting.
 - If you have a phased project where you need multiple inspections of the same work, additional duplicate inspections can be added by the staff so that they are available to select when scheduling your inspections.
- If you have trouble scheduling an inspection or need assistance, you can contact Samantha Wiltz at 770-206-1424.

3RD PARTY INSPECTIONS

- 3rd party inspections are currently only allowed for concrete foundations and retaining wall inspections.
- The contractor still has to schedule the inspection with the City but must add a note to the inspection request stating the 3rd party company name, the inspector's name and phone number.
- Site visit photos are required in the 3rd party inspection report.
 - Missing photos will automatically disqualify the 3rd party inspection report.
- The 3rd party inspection report is required to be submitted to the City within 48 hours after the inspection has been made.
 - Failure to submit the report will result in a failed inspection.
- The City has 48 hours to review the 3rd party inspection report and either accept or reject the report otherwise it is assumed to be approved.

POSTING OF PERMIT & WORK HOURS

- Work shall not commence until the ***permit card*** is posted in a conspicuous place on the premises as follows:
 - Protected from the weather
 - Located at a prominent location within five feet of a right-of-way at approximately five feet above grade, parallel to and facing the street
 - Must be visible from the right-of-way.
 - New construction and major renovations must have the address visible on the permit box and/or building
- Work shall not commence until the ***Notice of the Allowable Work Hours (noise ordinance)*** is posted in a conspicuous place on the premises as follows:
 - Prominently posted at eye level at all primary points of construction access to the site, with the permit box and at all primary points of construction access to the interior of any building within which construction activity occurs.

Job Site Safety

FOLLOW OSHA CONSTRUCTION GUIDELINES

- Intended to protect you and your workers from jobsite injury or death.
- Max penalty is \$13,653 per violation
- Failure to comply by abatement date is an additional \$13,653 per day



MAINTAIN A CLEAN JOBSITE



- Construction debris on job sites creates a tripping hazard



ELIMINATE ANY FALL HAZARDS



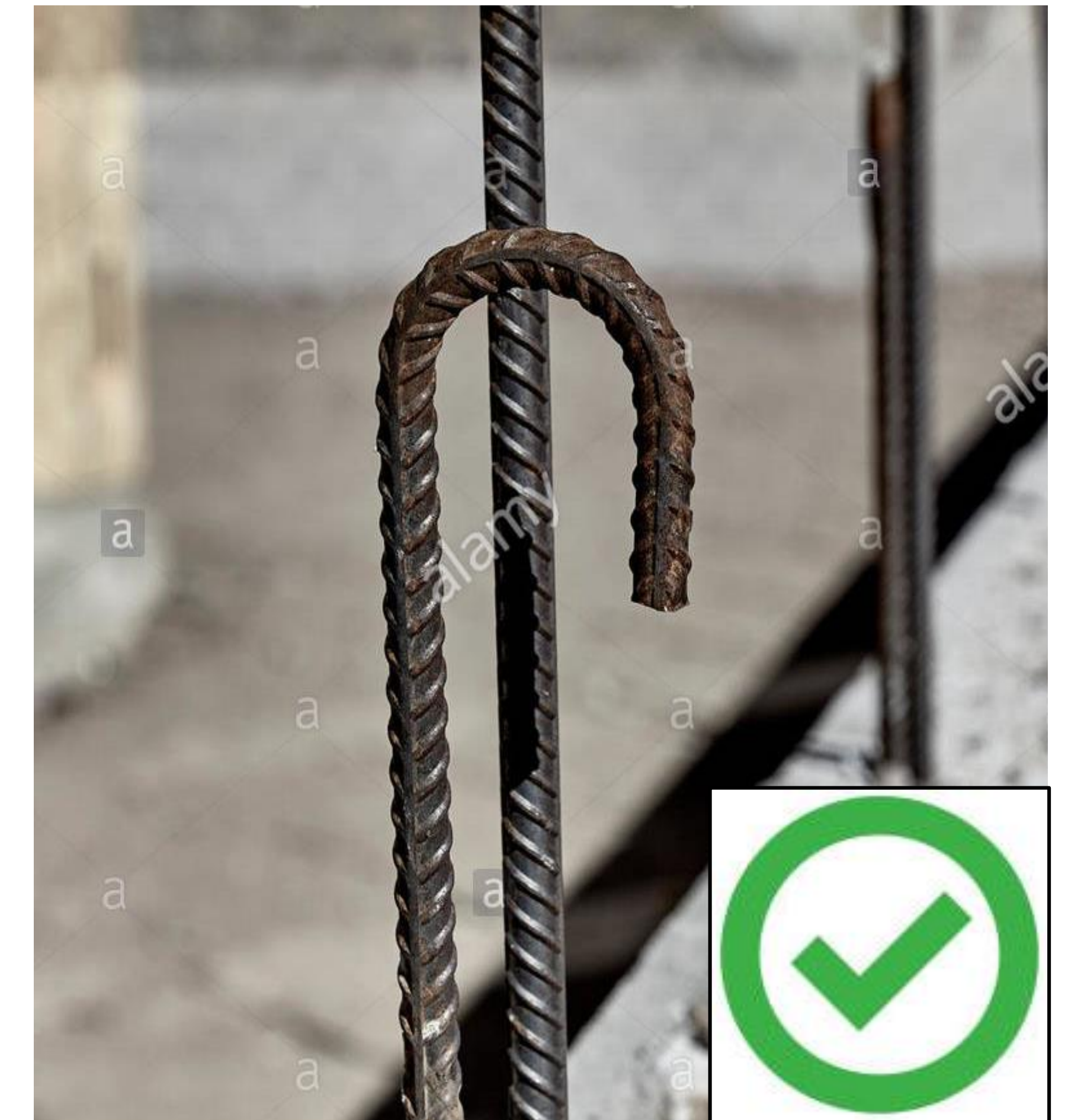
- Any opening greater than 6'-0" above ground requires guardrails.



COVER THE ENDS OF ALL EXPOSED REBAR



- Exposed rebar dowels creates an increased risk of body impalement



WEAR APPROPRIATE PPE (Personal Protection Equipment)



- PPE protects workers from serious workplace injuries or illnesses resulting from physical, electrical, mechanical, chemical, or other workplace hazards.
- Examples of PPE include hard hats, face shields, goggles, gloves, vests, respirators, safety shoes, and more.
- Both employers and employees have responsibilities for maintaining a safe work environment.

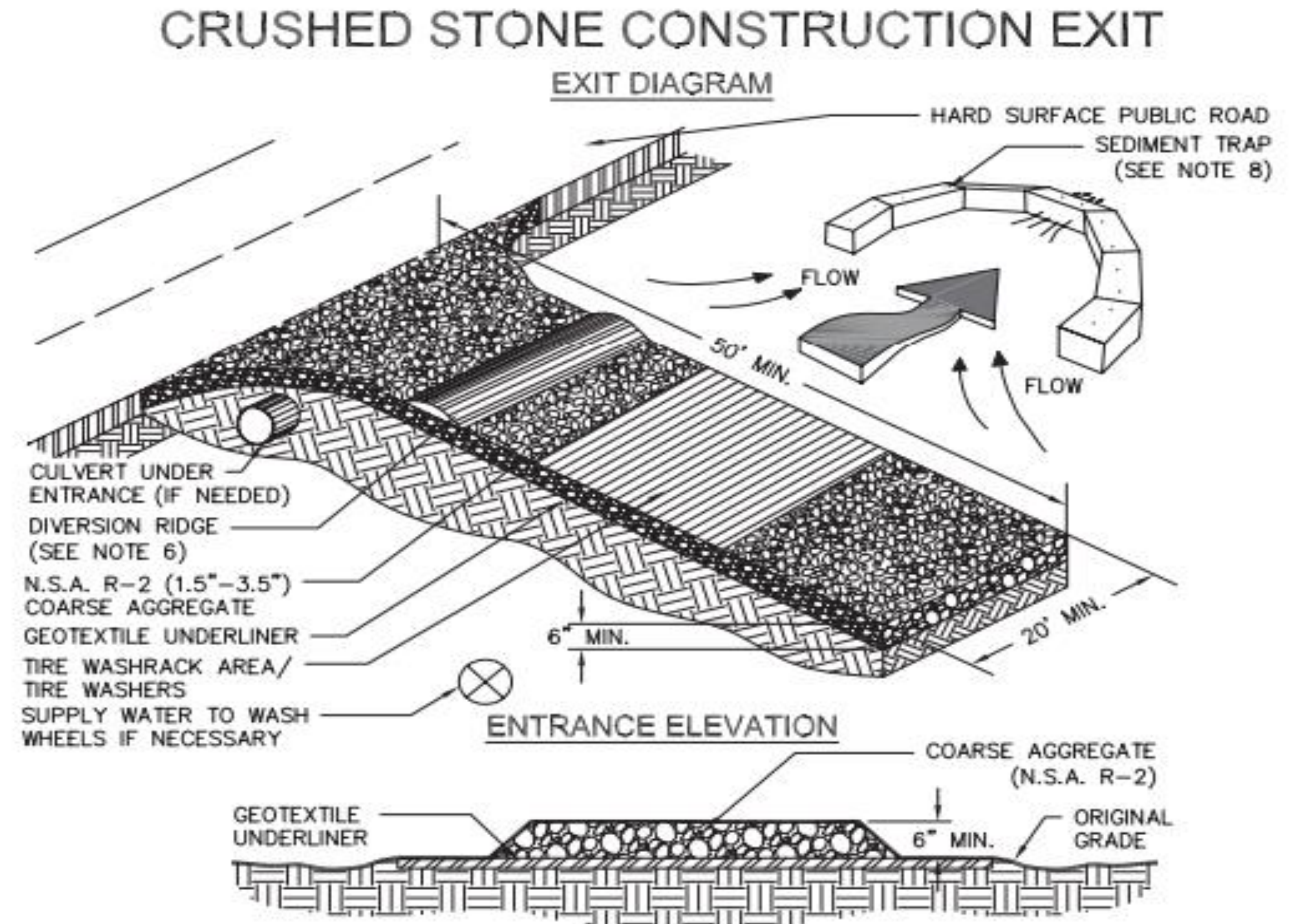
SOIL STABILITY DURING CONSTRUCTION

- No Vertical Cuts over 4 feet
- Taller cuts shall be either:
 - Benched approximately 4 feet vertical to 4 feet horizontal
 - Sloped approximately 45° to minimize cave-in.
 - Be supported with shoring



Site Inspections

CONSTRUCTION EXIT (CO)



NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1



CONSTRUCTION EXIT FAILURES / MUD TRACKING



Pictures paint a thousand words... Rain has washed mud all the way down this road.

Why is it important to maintain the CO?

- Greatly reduce migration of soils on the property/Prevent erosion
- Limit potential for traffic issues
- Violations can lead to issuance of a Stop Work Orders and up to Citations

Structural BMP Failures/Mud Tracking



Soils are left unprotected and silt fence failure leading to erosion into adjacent stream.



We want to prevent mud from running into a stream during a rain event.



The lack of erosion control creates a domino effect as any subsequent rain will make matters worse.

Stormwater Water Quality Pit Installed prior to inspection



The City cannot verify the dimensions, design parameters, nor type of stone. This will require the design professional to revisit the site, provide documentation and certify that the install was per their design. Causing unnecessary delays on the project.

Stormwater Water Quality Pit Ready for inspection

Staff can
measure the
pit.



All materials
are provided
for staff's
inspections.



The pit is
protected from
potential
rainfall.

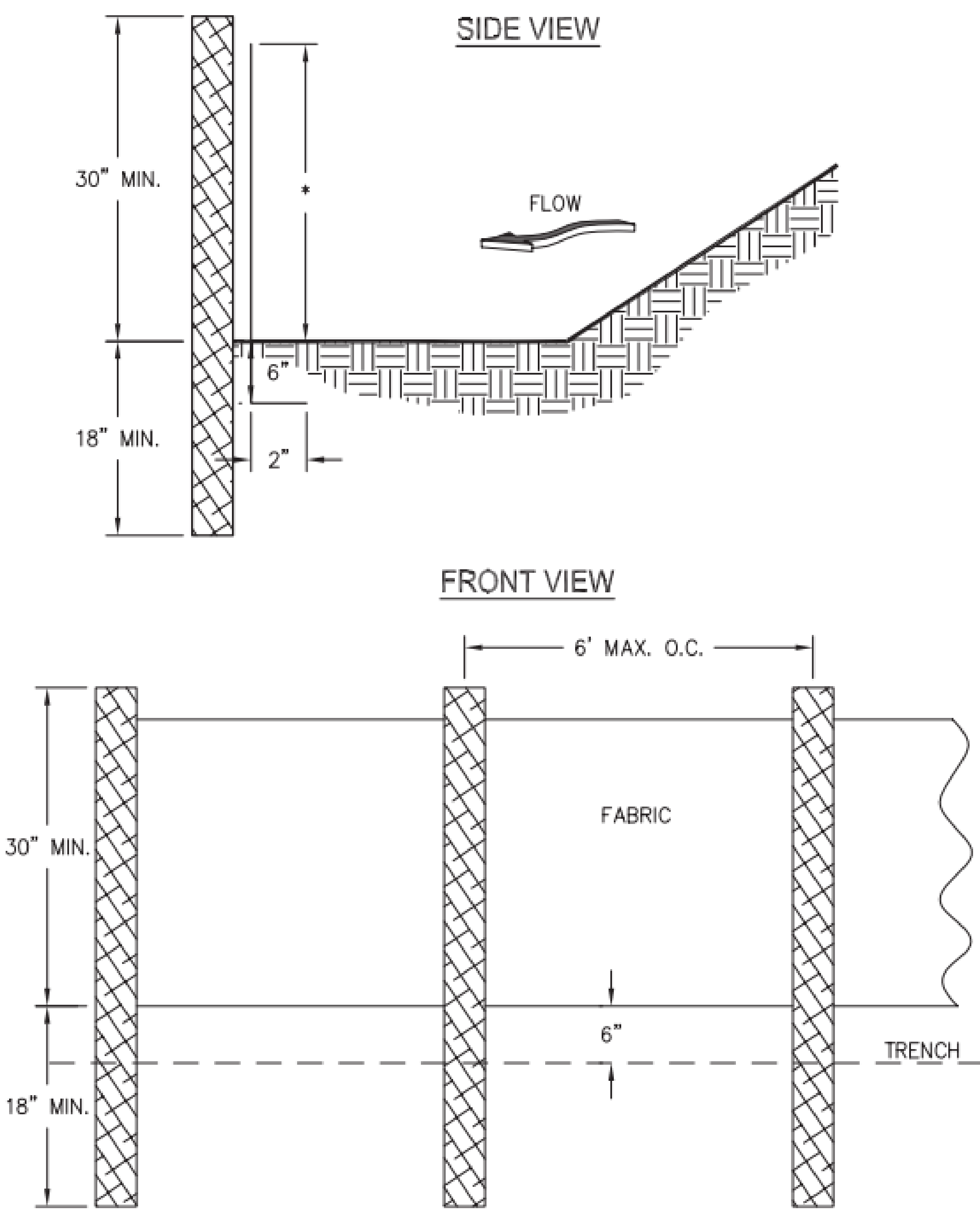


The delivery ticket
can be verified by
staff for the type
and quantity of the
stone.



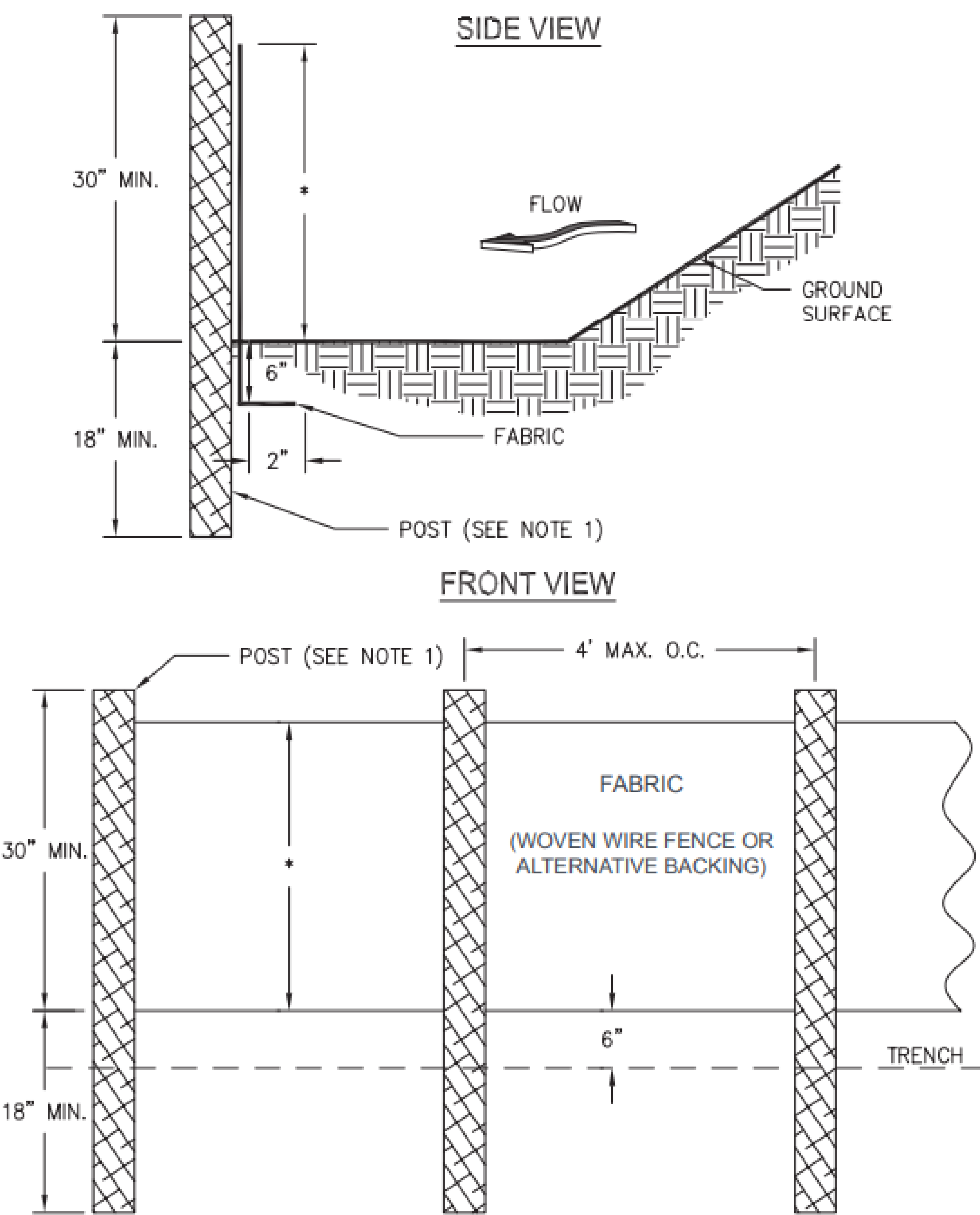
Silt Fence, types

SILT FENCE - TYPE A and B



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE - TYPE C



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE INSTALLATION



STEP 1 – Dig a trench to bury the silt fence up to the bottom line indicated on the silt fence (6" min)



STEP 2 – Roll out the silt fence along the trench



STEP 3 – Stake the silt fence into the bottom of the trench making sure to keep the silt fence tight



STEP 4 – Backfill the trench ensuring to bury the silt fence up to the bottom line making sure to compact the soils around the base

SILT FENCE FAILURES



Time to replace the silt fence or add a second row of silt fence when the soil level reaches the middle line indicated on the silt fence



Poor compaction around the base has resulted in infiltration and water flowing under this silt fence causing retained sediment to washout



Poorly maintained silt fence has led to failure

Tree Save Fencing

Why do we have to put up tree save fencing on construction sites?

- Clearly define areas of disturbance on the site.
- Visual barrier limiting activity in proximity to the tree.
- Should be placed at the critical root zone of the tree.
- It is a code requirement!



Tree Safe Fencing examples



- Proper spacing from established trees



- Installed at edge of pavement to protect these large oaks from construction activities.

Tree Save Fencing failures



- Tree save directly next to the tree, land disturbance damaging 50% of the critical root zone.



- Dirt embankment damaging ~40% of the critical root zone.



- Machinery running over area outside of the limits of disturbance.

All of these examples can be a detriment to the life of these trees.

Foundation Inspections

FOUNDATIONS – Concrete

- Vibration is the most common method for consolidating fresh concrete. This releases trapped air in fills in any pockets or voids with concrete that are necessary to develop the design properties of the concrete.
 - Rodding
 - Internal vibrator (best method)
 - External vibration
 - Necessary to penetrate the previous placement by at least 6"
 - Alternative: Use self consolidating concrete.
- Construction in field must match the permitted construction drawings.
 - Deviations must be approved by the designer of record and submitted as a revision to the City

FOUNDATIONS – Slab On Grade

SECTION R506 CONCRETE FLOORS (ON GROUND)

R506.1 General.

Concrete slab-on-ground floors shall be designed and constructed in accordance with the provisions of this section or [ACI 332](#). Floors shall be a minimum 3.5 inches (89 mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.

R506.2 Site preparation.

The area within the foundation walls shall have all vegetation, top soil and foreign material removed.

R506.2.1 Fill.

Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab, and except where *approved*, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

R506.2.2 Base.

A 4-inch-thick (102 mm) base course consisting of clean graded sand, gravel, crushed stone or crushed blast-furnace slag passing a 2-inch (51 mm) sieve shall be placed on the prepared subgrade when the slab is below *grade*.

Exception: A base course is not required when the concrete slab is installed on well-drained or sand-gravel mixture soils classified as Group I according to the United Soil Classification System in accordance with Table R405.1.

R506.2.3 Vapor retarder.

A 6-mil (0.006 inch; 152 µm) polyethylene or *approved* vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder may be omitted:

1. From garages, utility buildings and other unheated *accessory structures*.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports.
3. From driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4. Where *approved* by the *building official*, based on local site conditions.

R506.2.4 Reinforcement support.

Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement.

FOUNDATIONS – Slab On Grade Reinforcement

- Slab on Grade Reinforcement Options:
 - **Welded Wire Reinforcement:**
 - Sandy Springs Minimum is WWF 6x6xW1.4xW1.4
 - Only flat sheets may be used (rolls not allowed)
 - Requires adequate chair support approximately 24" on center
 - **Fibermesh:**
 - Sandy Springs requires Fibermesh 300 (or equivalent) at 1-1/2 lbs/yd³ dosage rate to replace minimum steel reinforcement

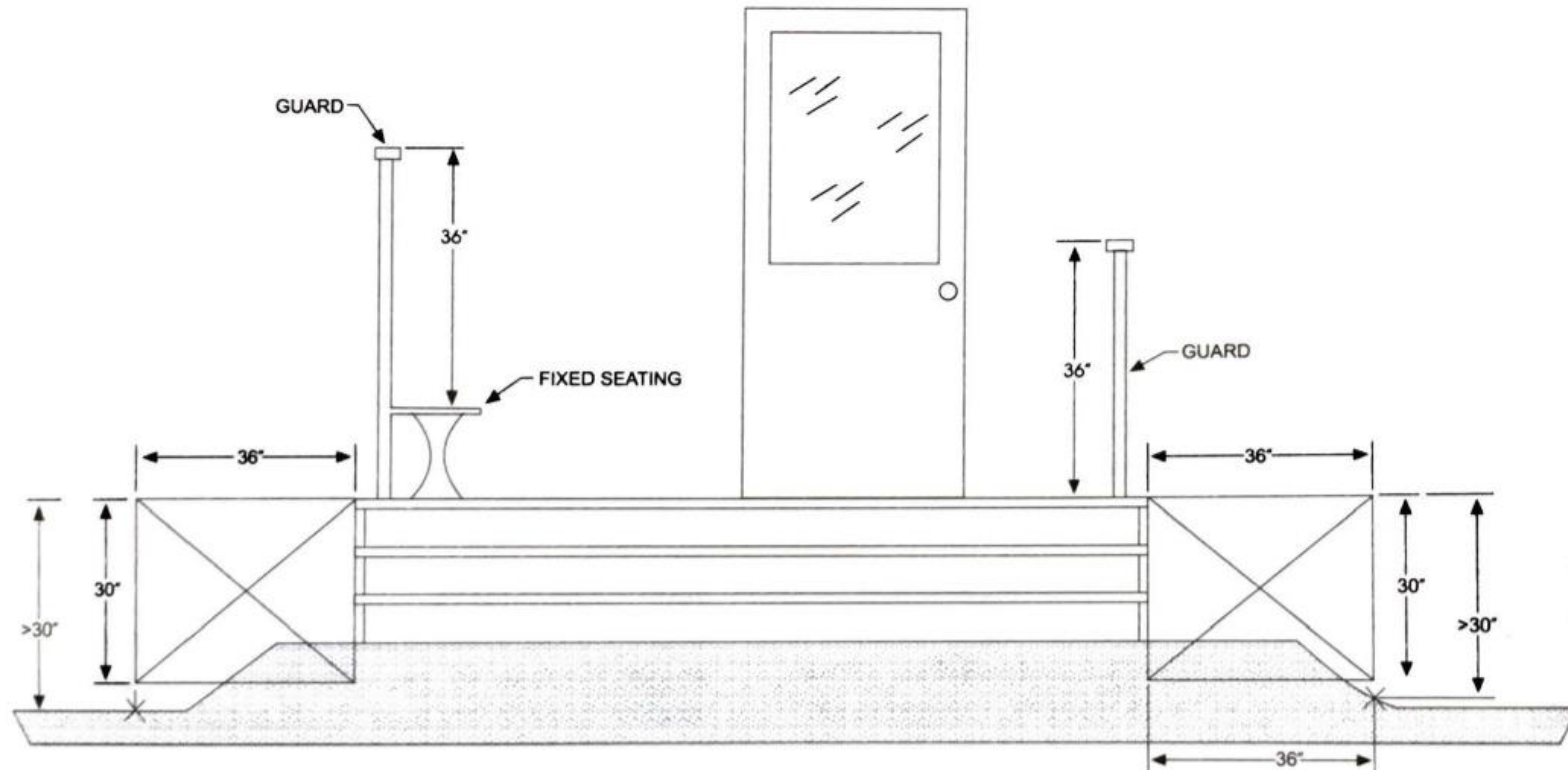
Framing Inspections

HANDRAILS

- Shall be provided on at least one side of each flight of stairs with four or more risers.
- Shall be continuous for the full length of the flight of stairs from a point directly above the top riser to a point directly above the lowest riser.
- Inside handrails on switchback or dogleg stairs shall be continuous between flights or shall be interrupted by a newel post at the turn.
- Height shall not be less than 34" and not more than 38" measured vertically from the sloped plane adjoining the tread nosing.
- Ends shall be returned or terminated in a newel post.
- Handrails adjacent to a wall shall have a space of not less than 1-1/2" between the wall and the handrail.

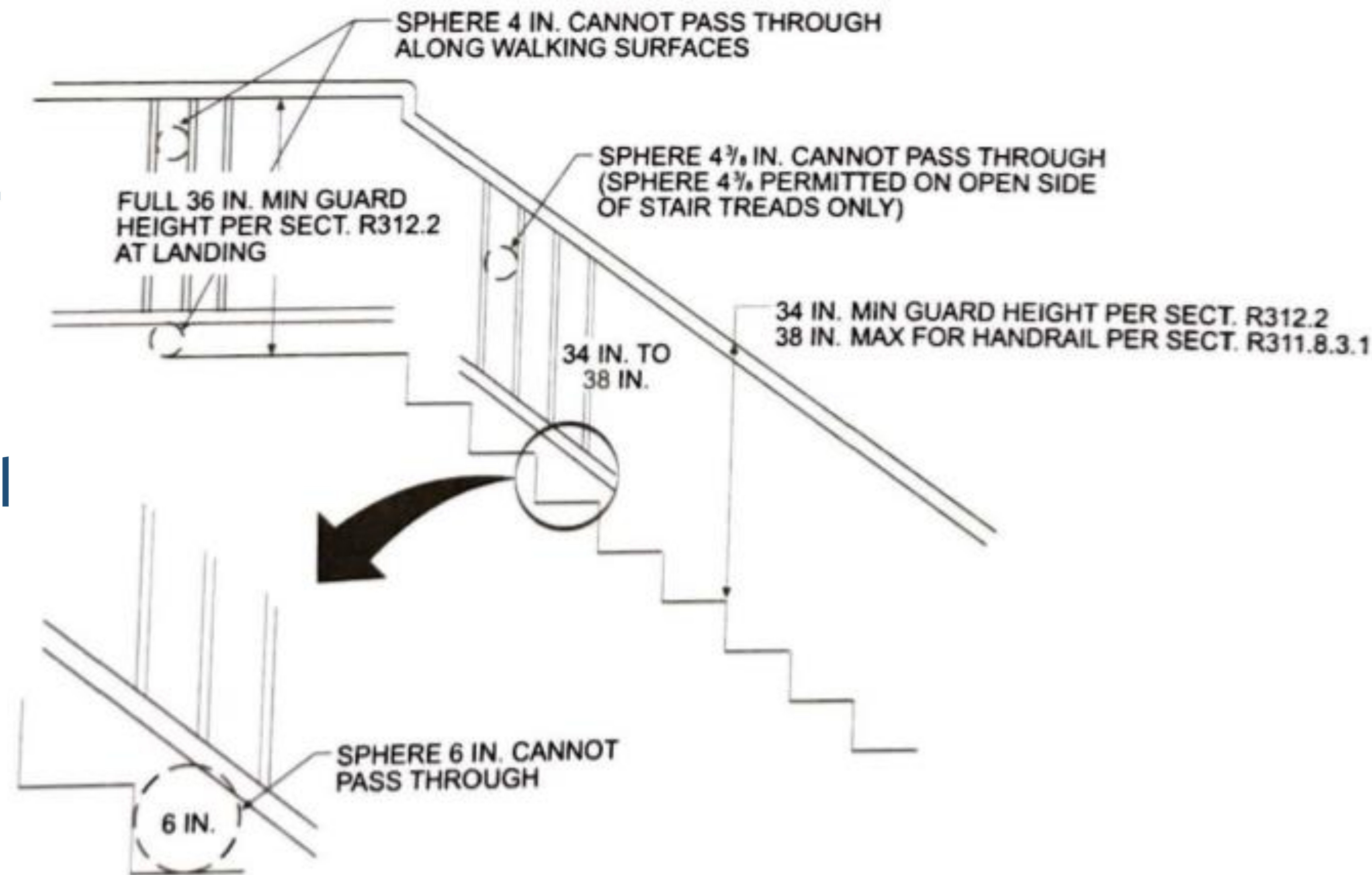
GUARDRAILS

- Guards shall be located along open sided walking surfaces including stairs, ramps and landings that are located more than 30" above the floor or grade below any point within 36" horizontally to the edge of the open side.



GUARDRAILS

- Guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4" in diameter.
- Exceptions:
 1. The triangular opening at the open side of stairs formed by the riser, tread and bottom rail of a guard shall not allow passage of a sphere 6" in diameter.
 2. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4-3/8" diameter.



FIREBLOCKING

R302.11 Fireblocking.

In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top *story* and the roof space.

Fireblocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an *approved* material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the [ASTM E 136](#) requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two-family *dwelling* is required at the line of *dwelling unit* separation.

FIREBLOCKING

R302.11.1 Fireblocking materials.

Except as provided in Section R302.11, Item 4, fireblocking shall consist of the following materials.

1. Two-inch (51 mm) nominal lumber.
2. Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.
3. One thickness of $2\frac{3}{32}$ -inch (18.3 mm) wood structural panels with joints backed by $2\frac{3}{32}$ -inch (18.3 mm) wood structural panels.
4. One thickness of $\frac{3}{4}$ -inch (19.1 mm) particleboard with joints backed by $\frac{3}{4}$ -inch (19.1 mm) particleboard.
5. One-half-inch (12.7 mm) gypsum board.
6. One-quarter-inch (6.4 mm) cement-based millboard.
7. Batts or blankets of mineral wool or glass fiber or other *approved* materials installed in such a manner as to be securely retained in place.
8. Cellulose insulation installed as tested for the specific application.

R302.11.1.1 Batts or blankets of mineral or glass fiber.

Batts or blankets of mineral or glass fiber or other *approved* nonrigid materials shall be permitted for compliance with the 10-foot (3048 mm) horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs.

R302.11.1.2 Unfaced fiberglass.

Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches (406 mm) measured vertically. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.

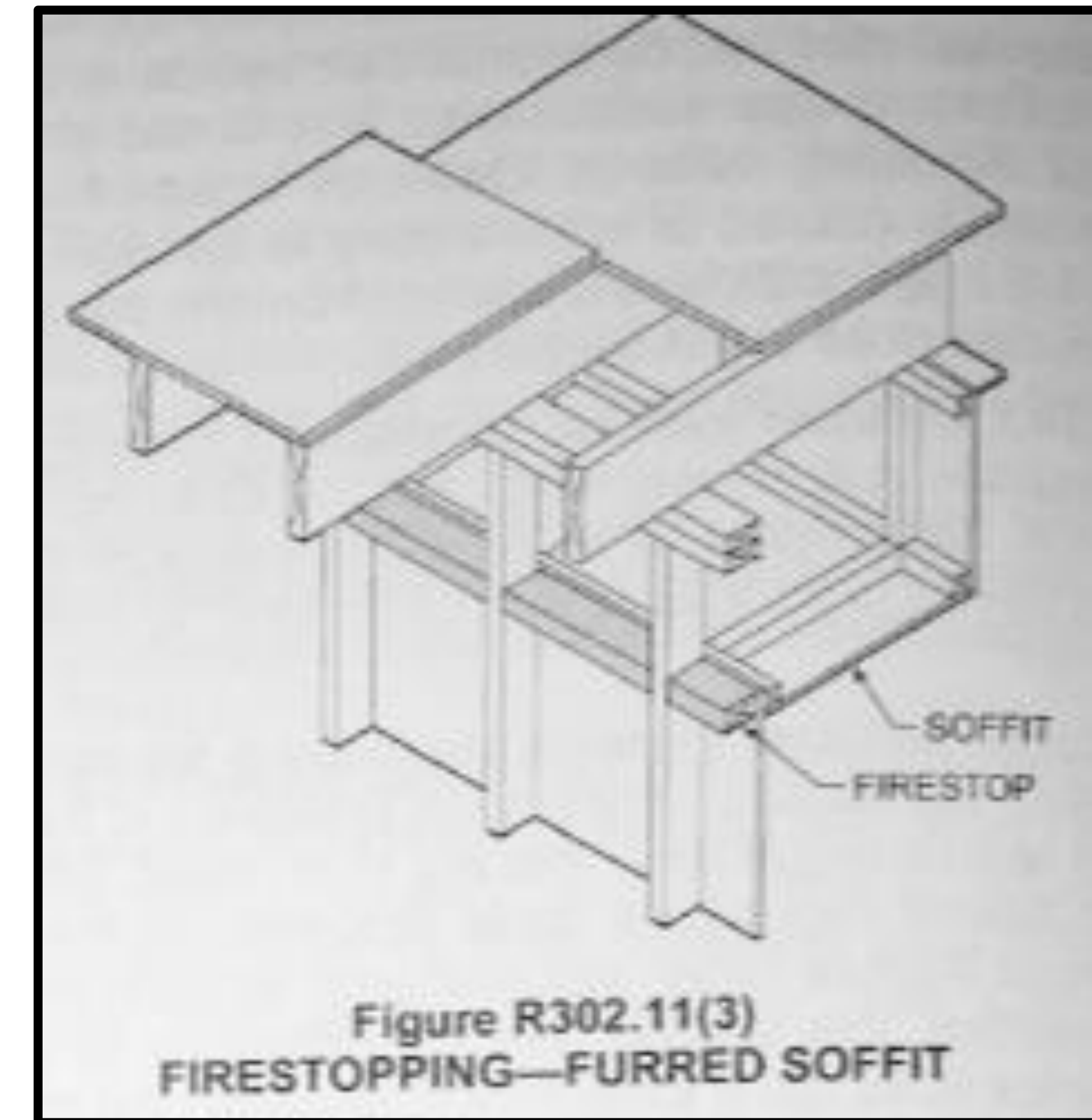
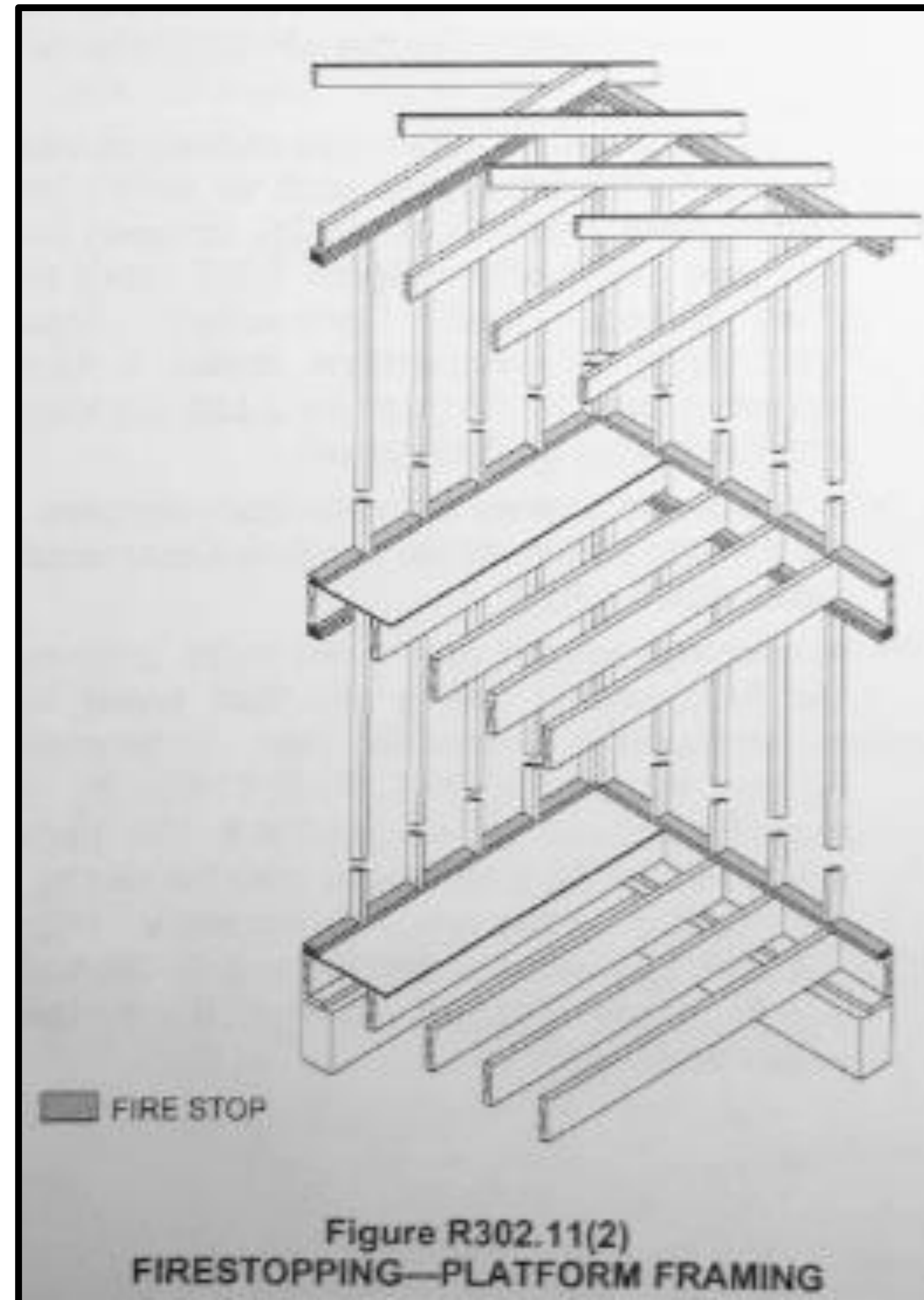
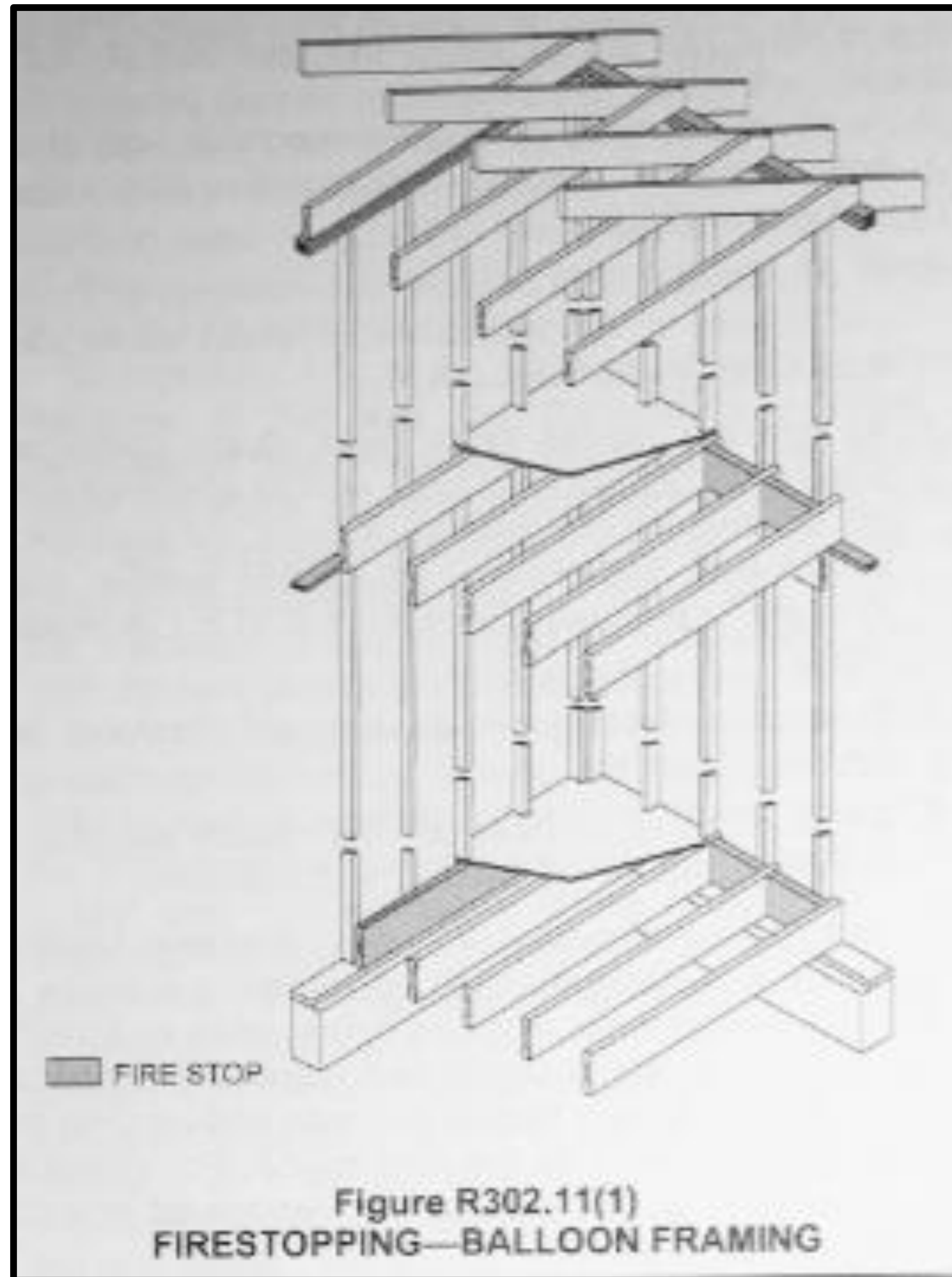
R302.11.1.3 Loose-fill insulation material.

Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

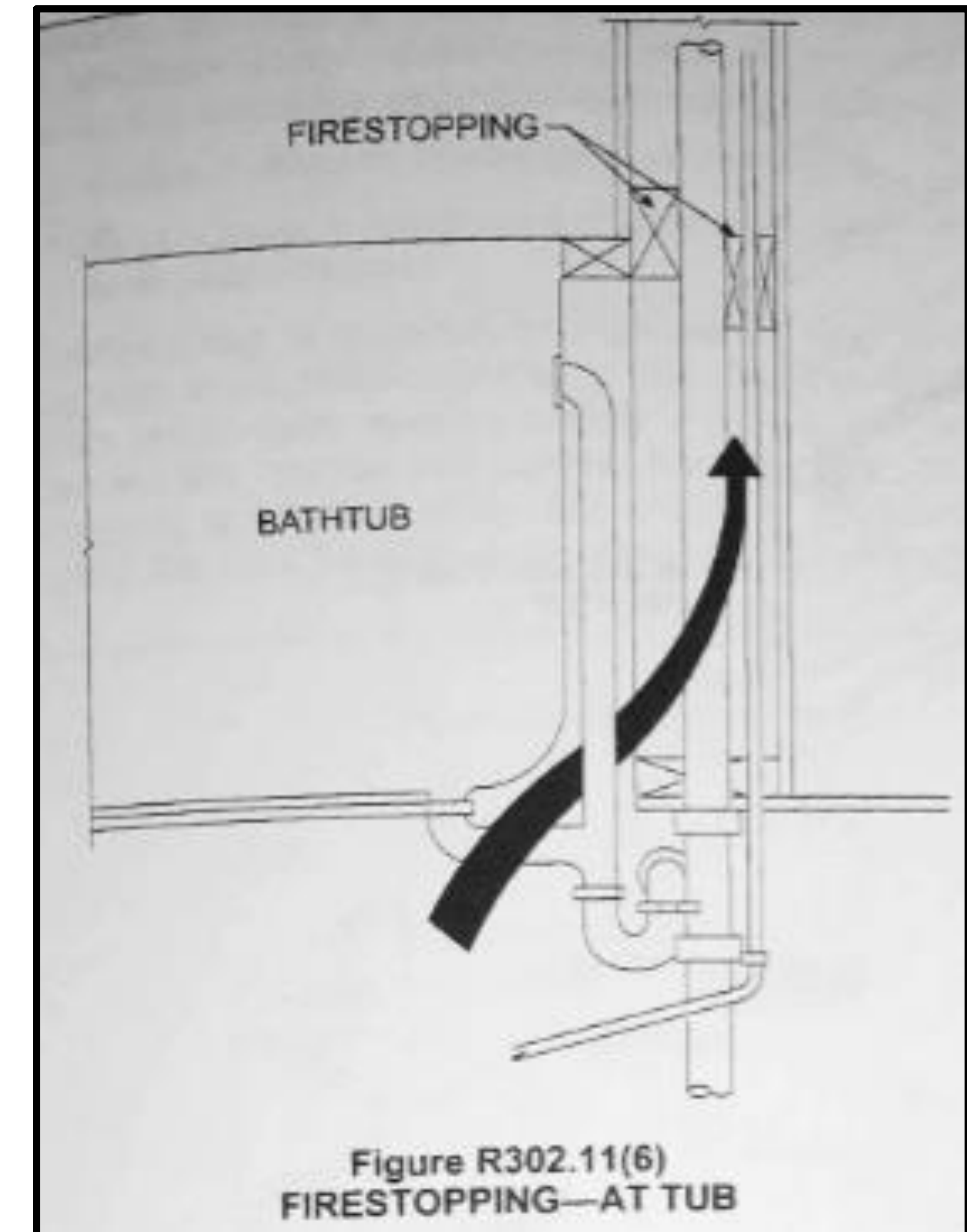
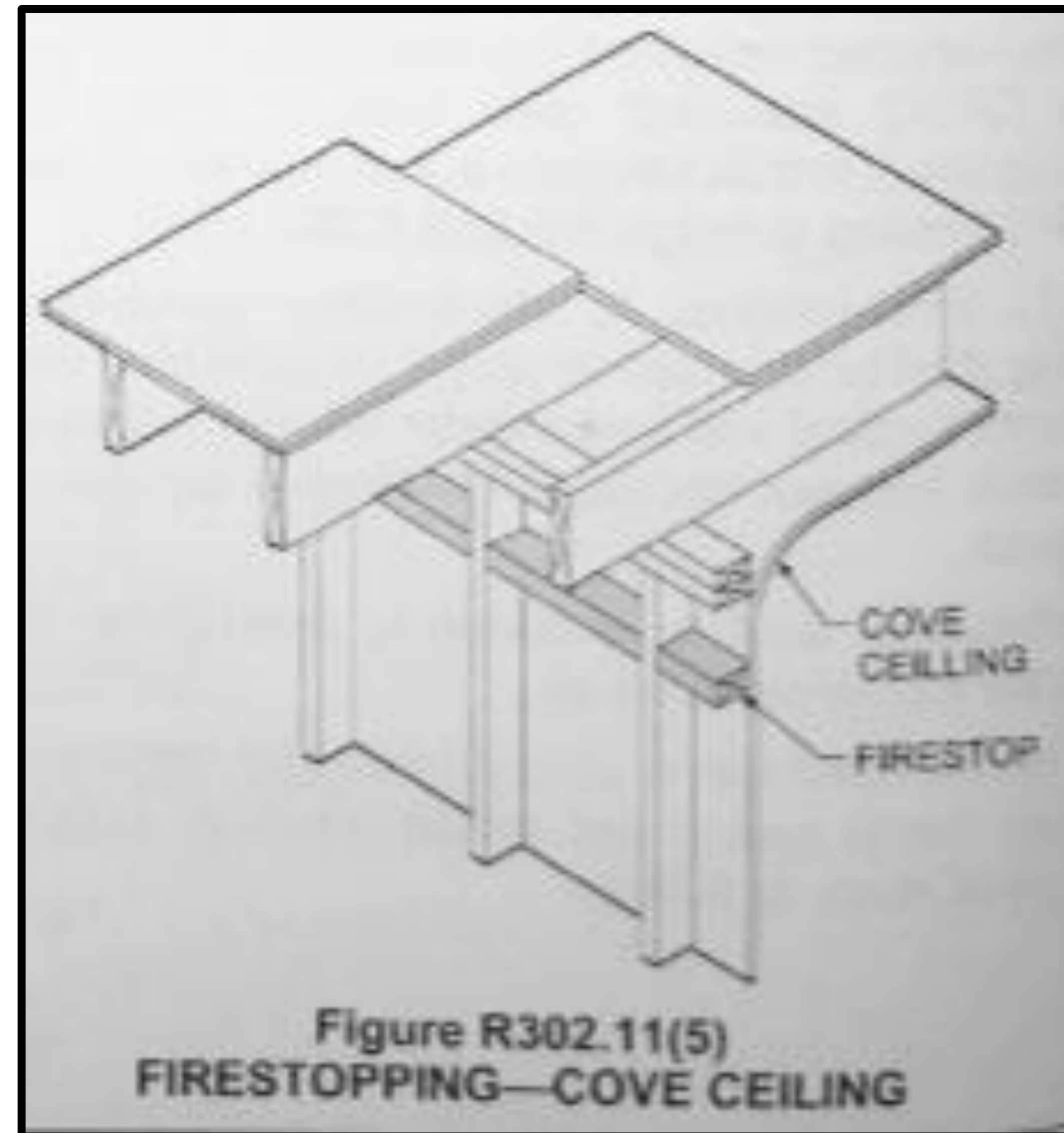
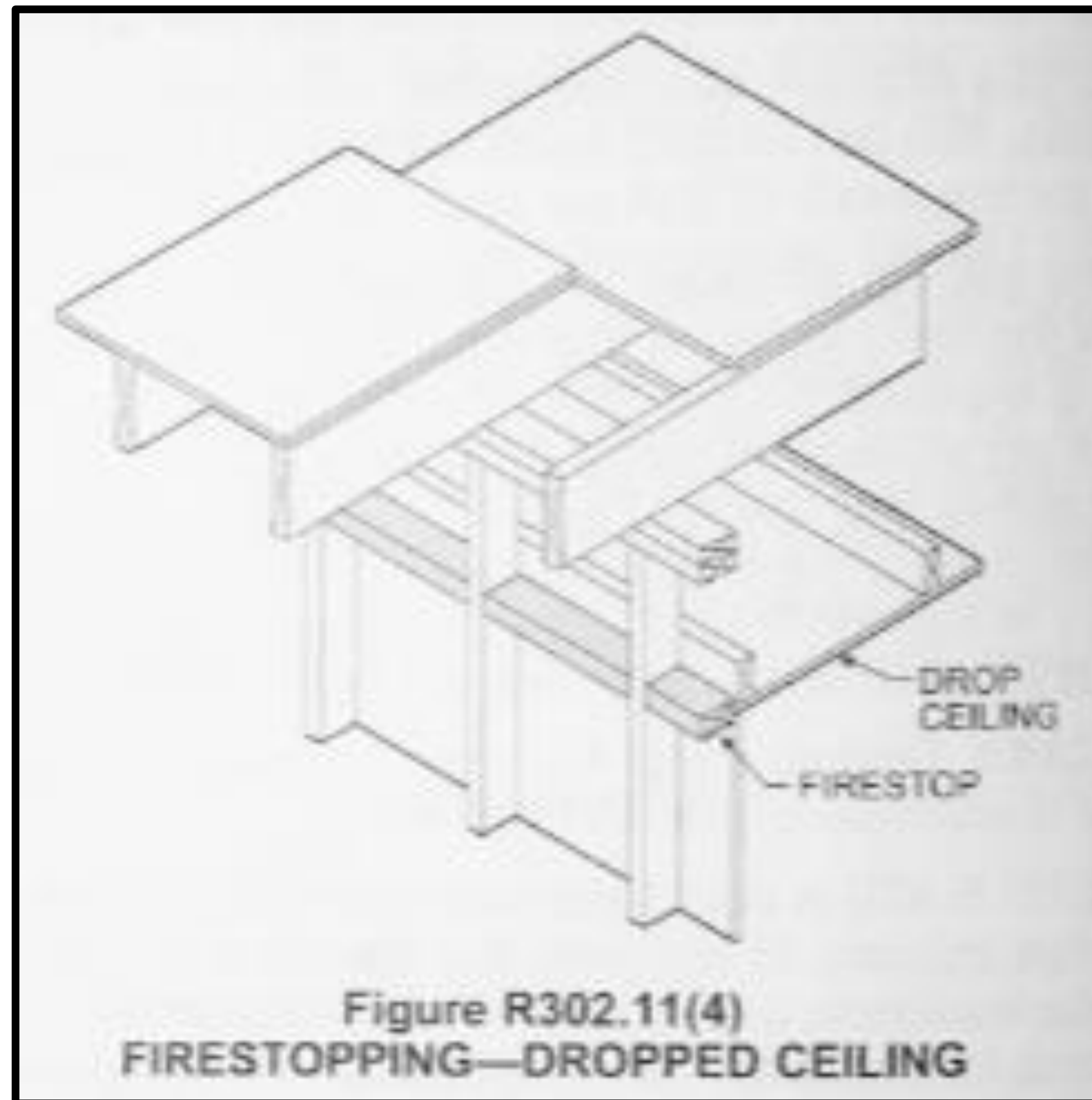
R302.11.2 Fireblocking integrity.

The integrity of all fireblocks shall be maintained.

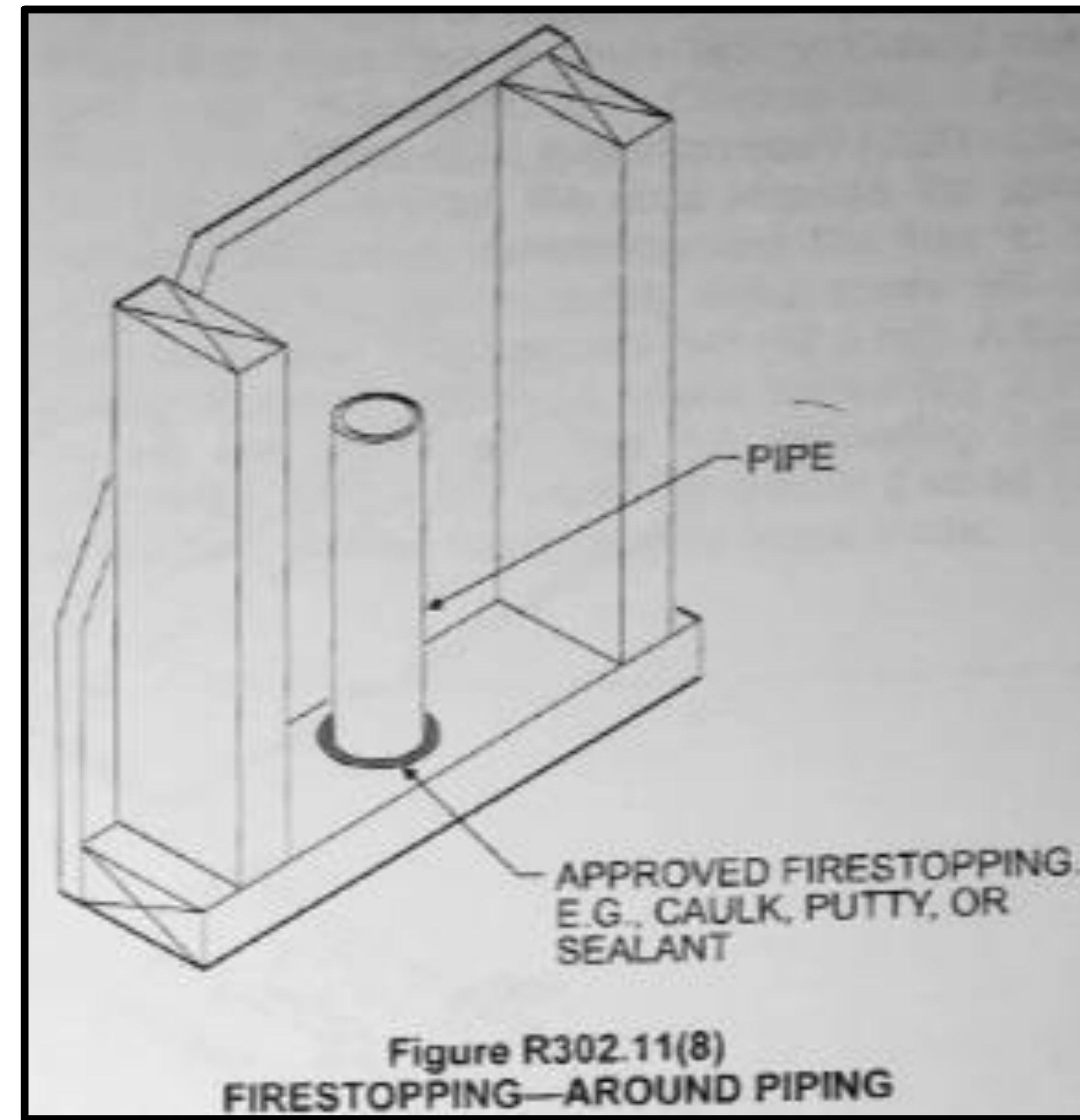
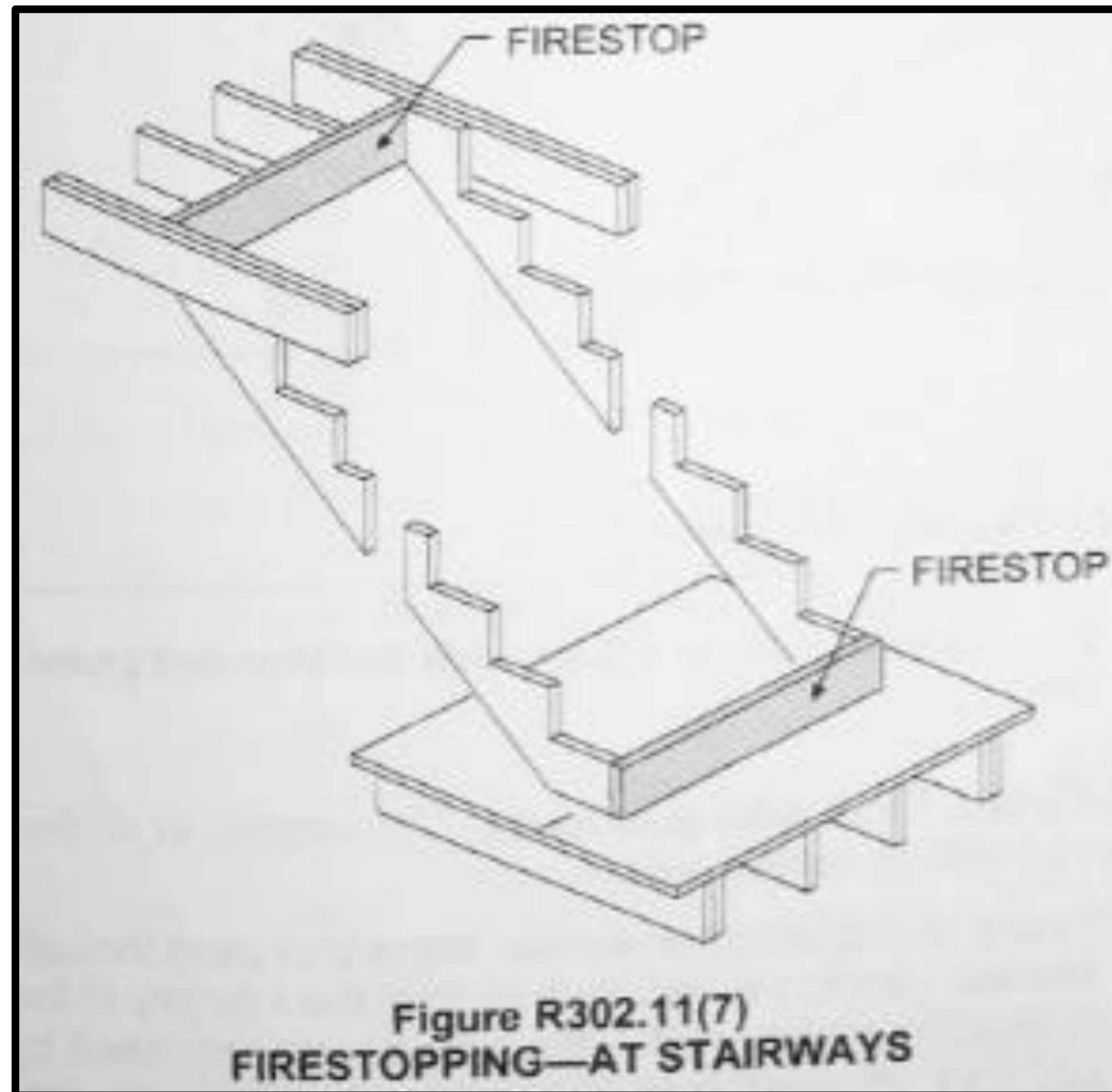
FIREBLOCKING



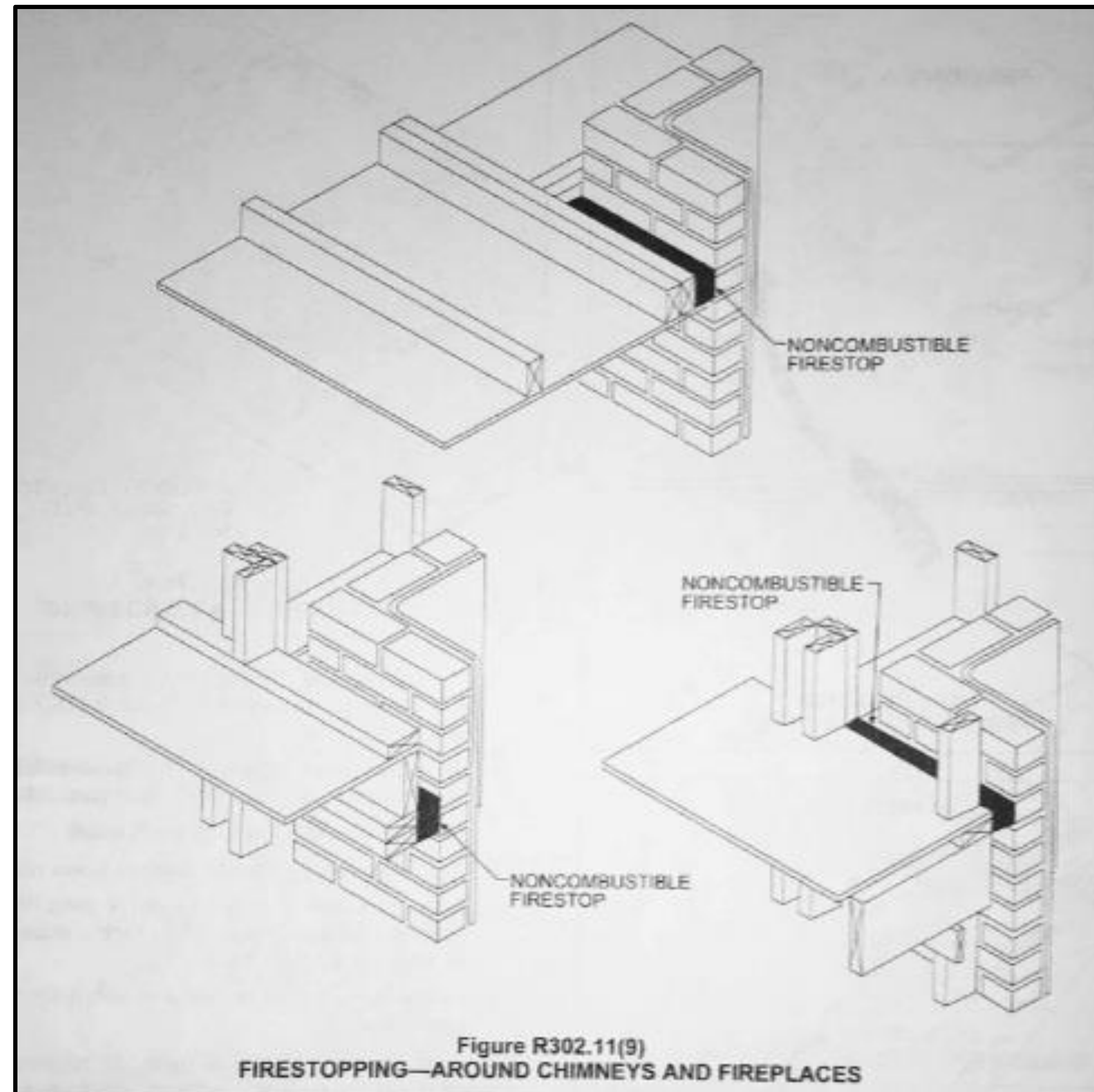
FIREBLOCKING



FIREBLOCKING



FIREBLOCKING



DRAFT STOPPING

R302.12 Draftstopping.

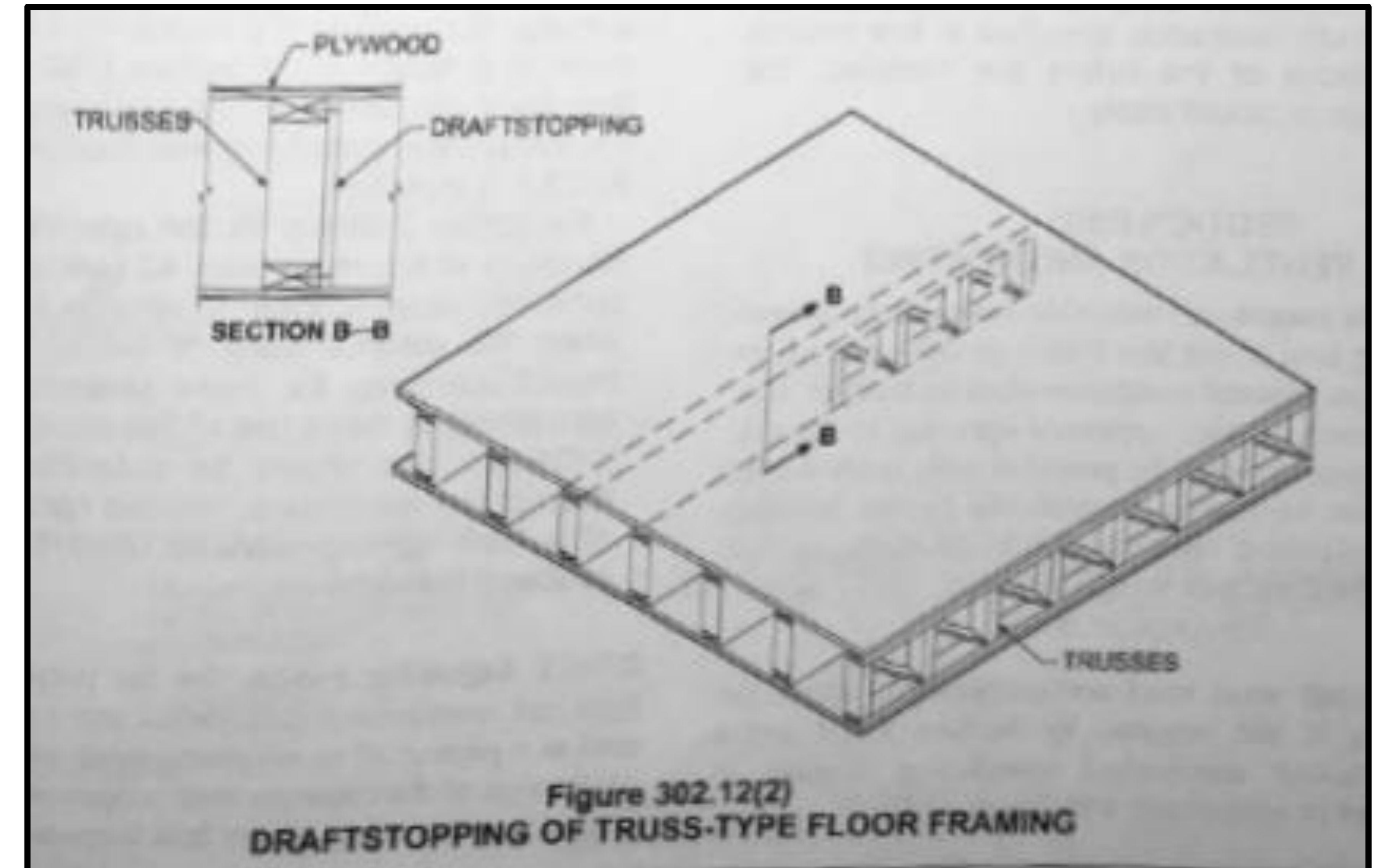
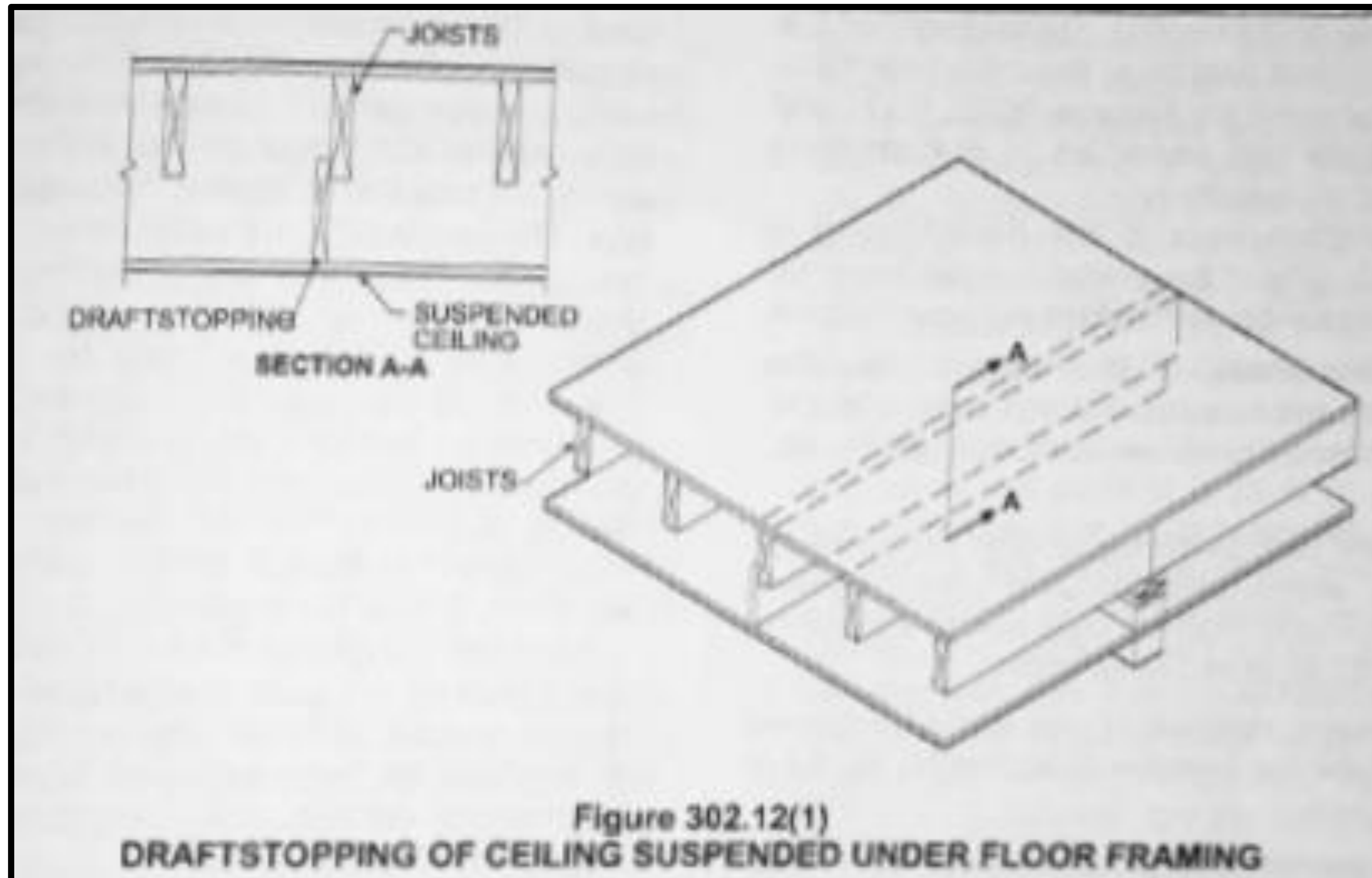
In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m²). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

R302.12.1 Materials.

Draftstopping materials shall not be less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other *approved* materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise *approved* by the *building official*. The integrity of the draftstops shall be maintained.

DRAFTSTOPPING



DWELLING/GARAGE PENETRATION PROTECTION

R302.5 Dwelling/garage opening/penetration protection.

Openings and penetrations through the walls or ceilings separating the *dwelling* from the garage shall be in accordance with Sections R302.5.1 through R302.5.3.

R302.5.1 Opening protection.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than $1\frac{3}{8}$ inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than $1\frac{3}{8}$ inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device.

R302.5.2 Duct penetration.

Ducts in the garage and ducts penetrating the walls or ceilings separating the *dwelling* from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other *approved* material and shall have no openings into the garage.

R302.5.3 Other penetrations.

Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

DWELLING/GARAGE SEPARATION

R302.6 Dwelling/garage fire separation.

The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent *dwelling unit* wall.

**TABLE R302.6
DWELLING/GARAGE SEPARATION**

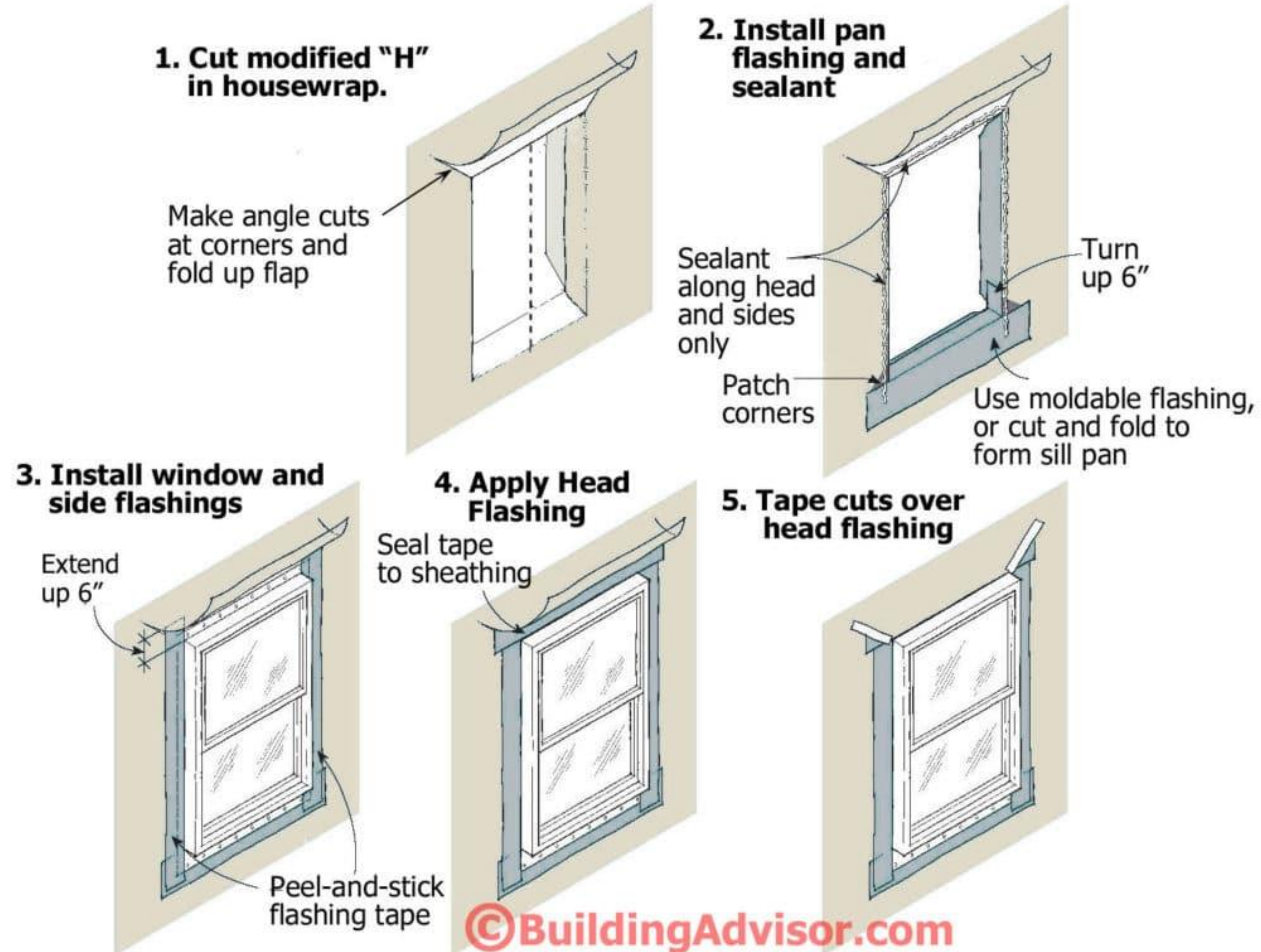
| SEPARATION | MATERIAL |
|---|--|
| From the residence and attics | Not less than 1/2-inch gypsum board or equivalent applied to the garage side |
| From all habitable rooms above the garage | Not less than 5/8-inch Type X gypsum board or equivalent |
| Structure(s) supporting floor/ceiling assemblies used for separation required by this section | Not less than 1/2-inch gypsum board or equivalent |
| Garages located less than 3 feet from a dwelling unit on the same lot | Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Building Envelope

FLASHING AROUND OPENINGS

Flashing Flange-Type Windows



Mechanical Inspections

MECHANICAL – VEHICLE IMPACT PROTECTION

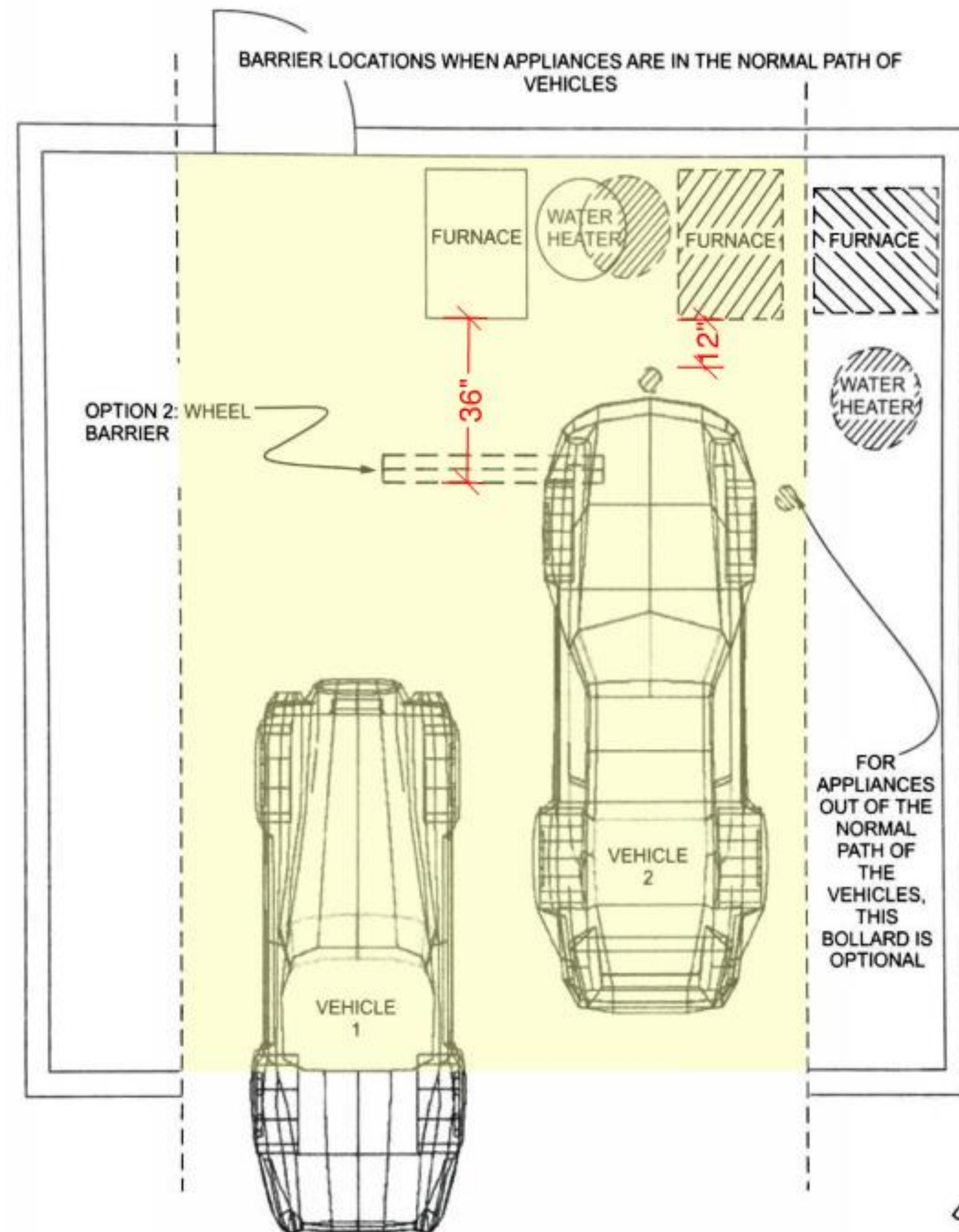
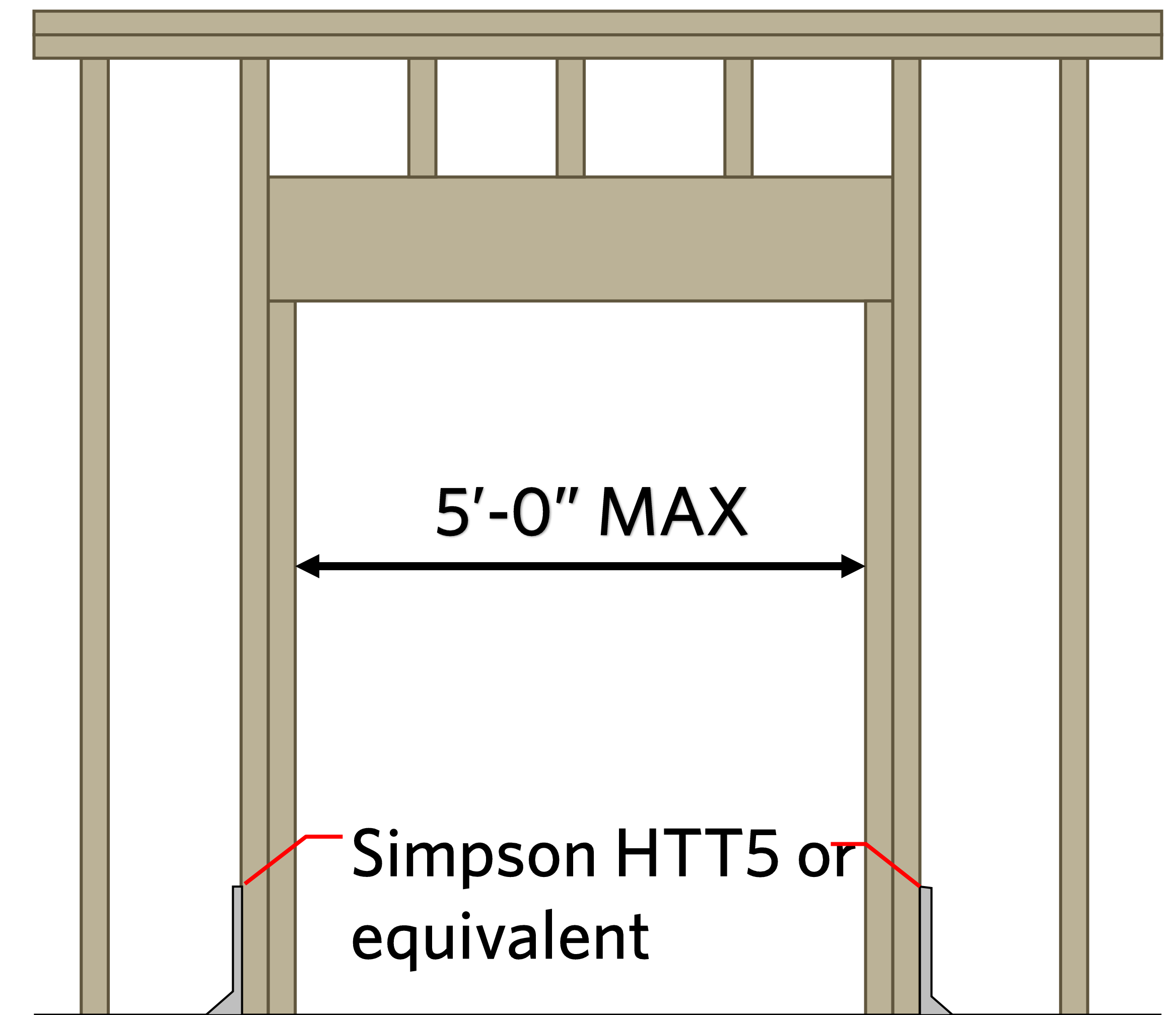
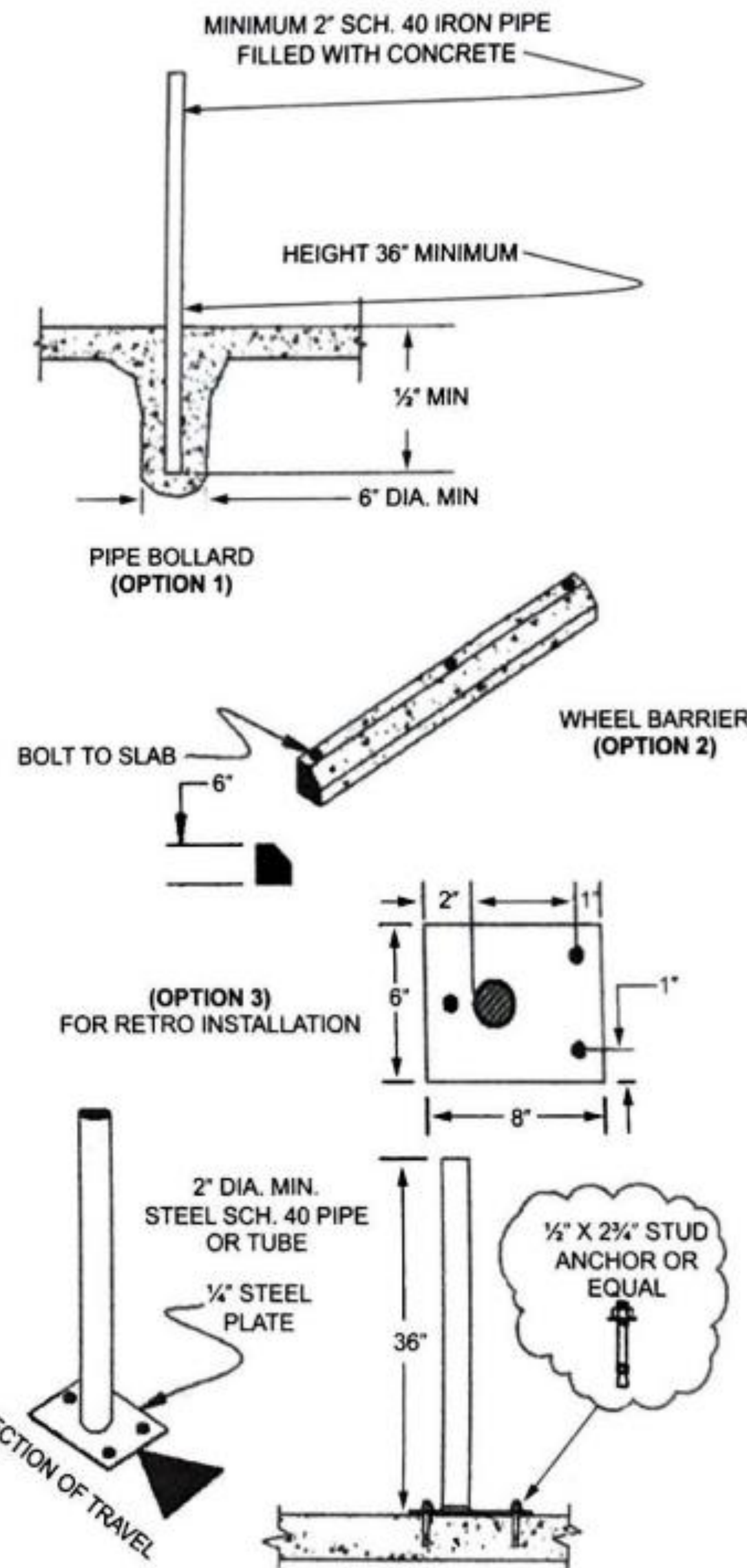


Figure M1307.3.1
TYPICAL MOTOR VEHICLE IMPACT PROTECTION



Utility Closet Elevation

Simpson HTT5 or equivalent





Fuel Gas

FUEL GAS (cont.)

- Above grade metallic gas piping requires bonding.
- Gas piping shall not be used as a grounding electrode.
- Minimum burial depth shall be 12"
- Gas piping shall not be buried under a slab within the building footprint.
- Gas piping shall not penetrate foundation walls at any point below grade.



Mechanical

MECHANICAL – VEHICLE IMPACT PROTECTION

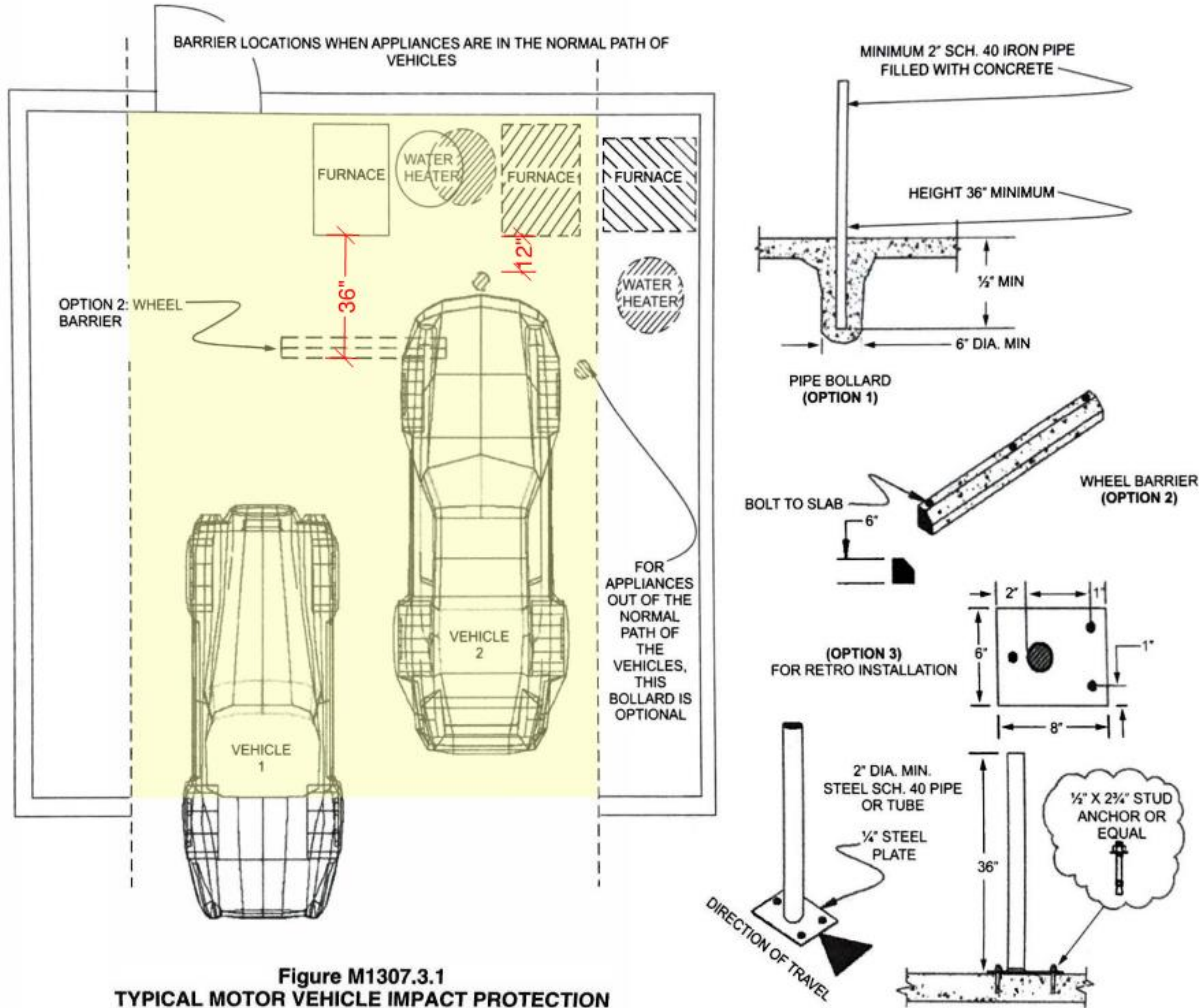
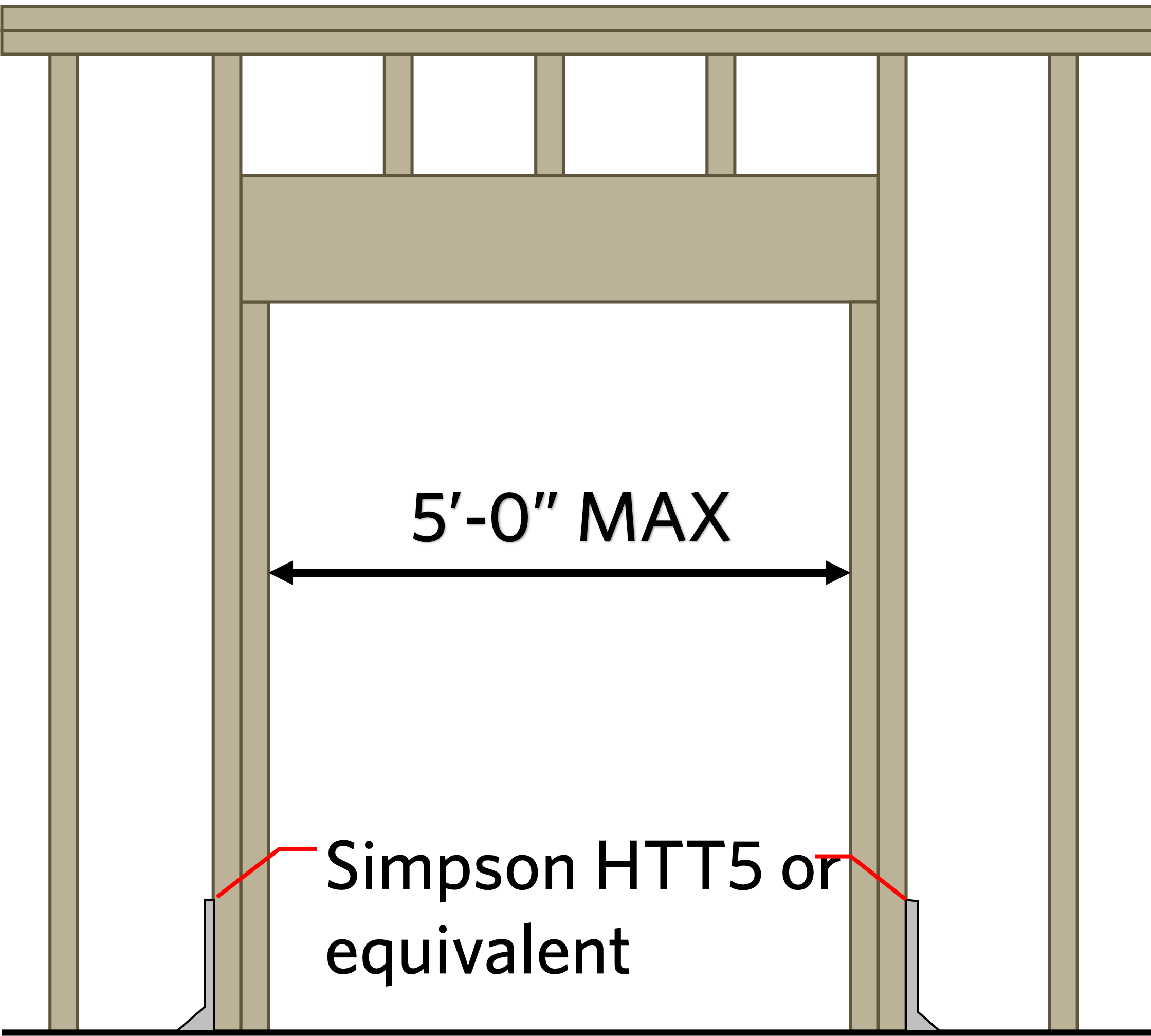


Figure M1307.3.1
TYPICAL MOTOR VEHICLE IMPACT PROTECTION



Utility Closet Elevation

Simpson HTT5
or equivalent





Fuel Gas

FUEL GAS (cont.)

- Above grade metallic gas piping requires bonding.
- Gas piping shall not be used as a grounding electrode.
- Minimum burial depth shall be 12"
- Gas piping shall not be buried under a slab within the building footprint.
- Gas piping shall not penetrate foundation walls at any point below grade.



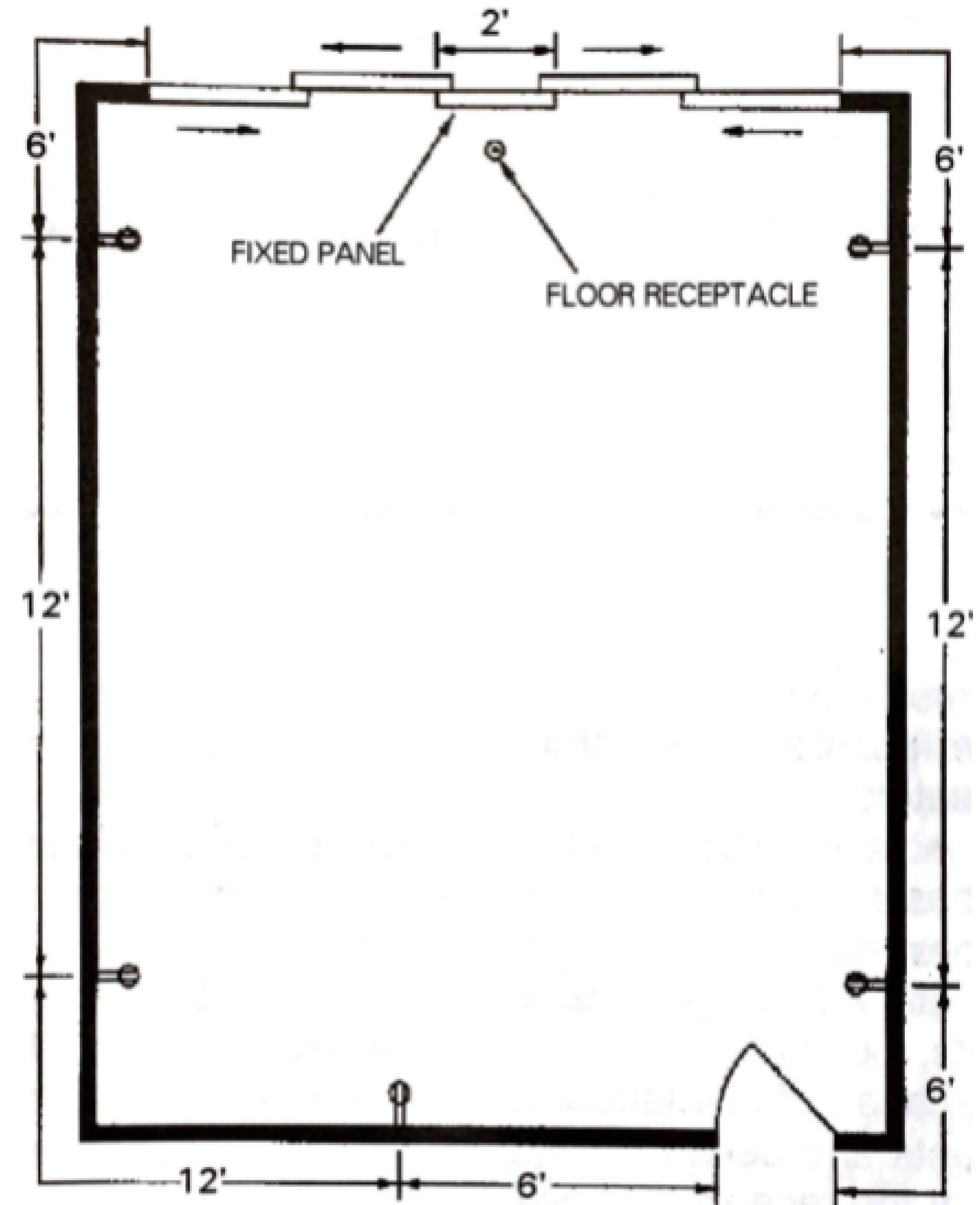
Electrical

ELECTRICAL

- All circuits and circuit modifications shall be clearly and legibly identified as to their clear, evident and specific purpose. Spare positions shall be labeled accordingly.
- Service conductors supplying a building shall not pass through the interior of another building.
- All grounding rod connections shall be readily accessible.
- For townhome construction, the **City of Sandy Springs requires** that each individual residence have its own dedicated grounding rods.
 - This is required to ensure that the connections are readily accessible for each residence without having to gain access to a neighboring residence.
 - It eliminates the potential of disconnecting a grounded service from a neighboring electrical service panel resulting in a safety hazard.
 - This will eliminate the necessity of an electrical easement that is often overlooked and not typically included with the sale of a townhome.

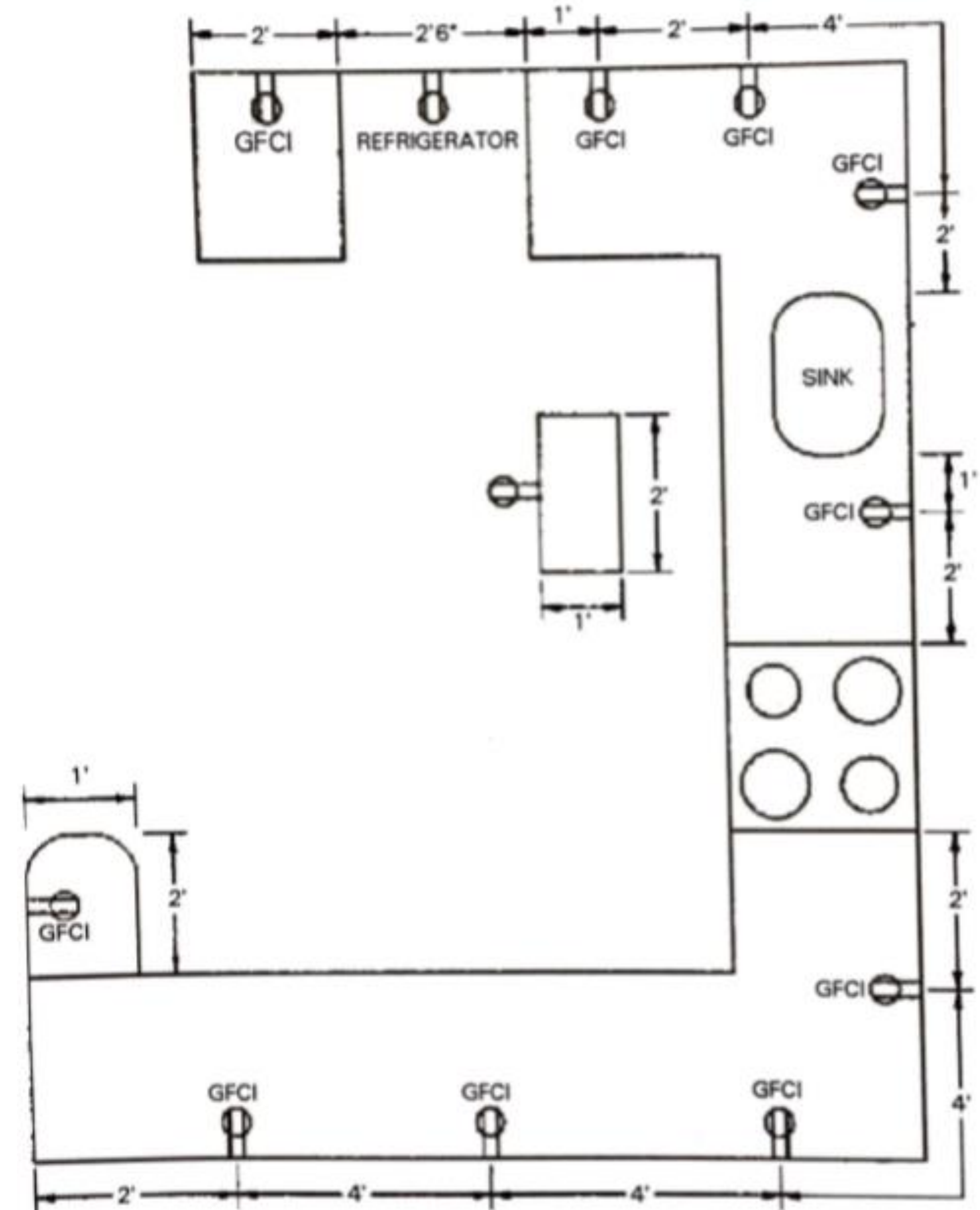
ELECTRICAL

- Receptacle outlets are required in every kitchen, family room, dining room, living room, parlor, library, den, sun room, bedroom, recreation room, or similar room or area of dwelling units.
- Receptacles shall be installed so that no point measured horizontally along the floor line of any wall space is more than 6'-0" from a receptacle outlet.
- Receptacle outlets in floors shall not be counted as part of the required number of receptacles outlets.



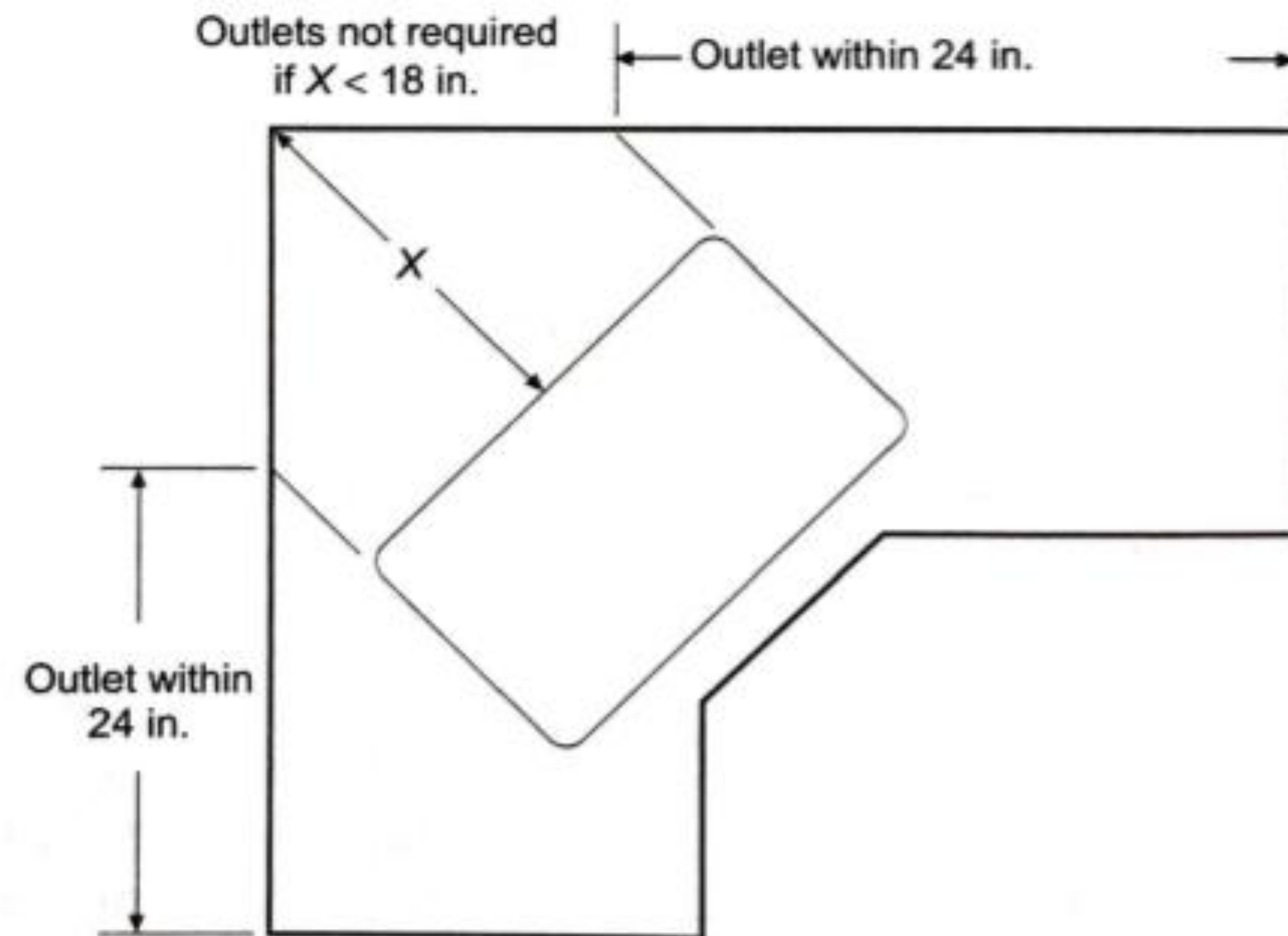
ELECTRICAL

- Receptacles outlets for countertop spaces in kitchens, pantries, breakfast rooms, dining rooms and other similar areas of dwelling units are required to be installed:
 - At each wall countertop space 12" or wider
 - So that no point measured along the wall line is more than 24" from a receptacle outlet (4'-0" spacing).
- At least one receptacle outlet shall be installed at each island and peninsular countertop space with a long dimension of 24" or greater and a short dimension of 12" or greater.

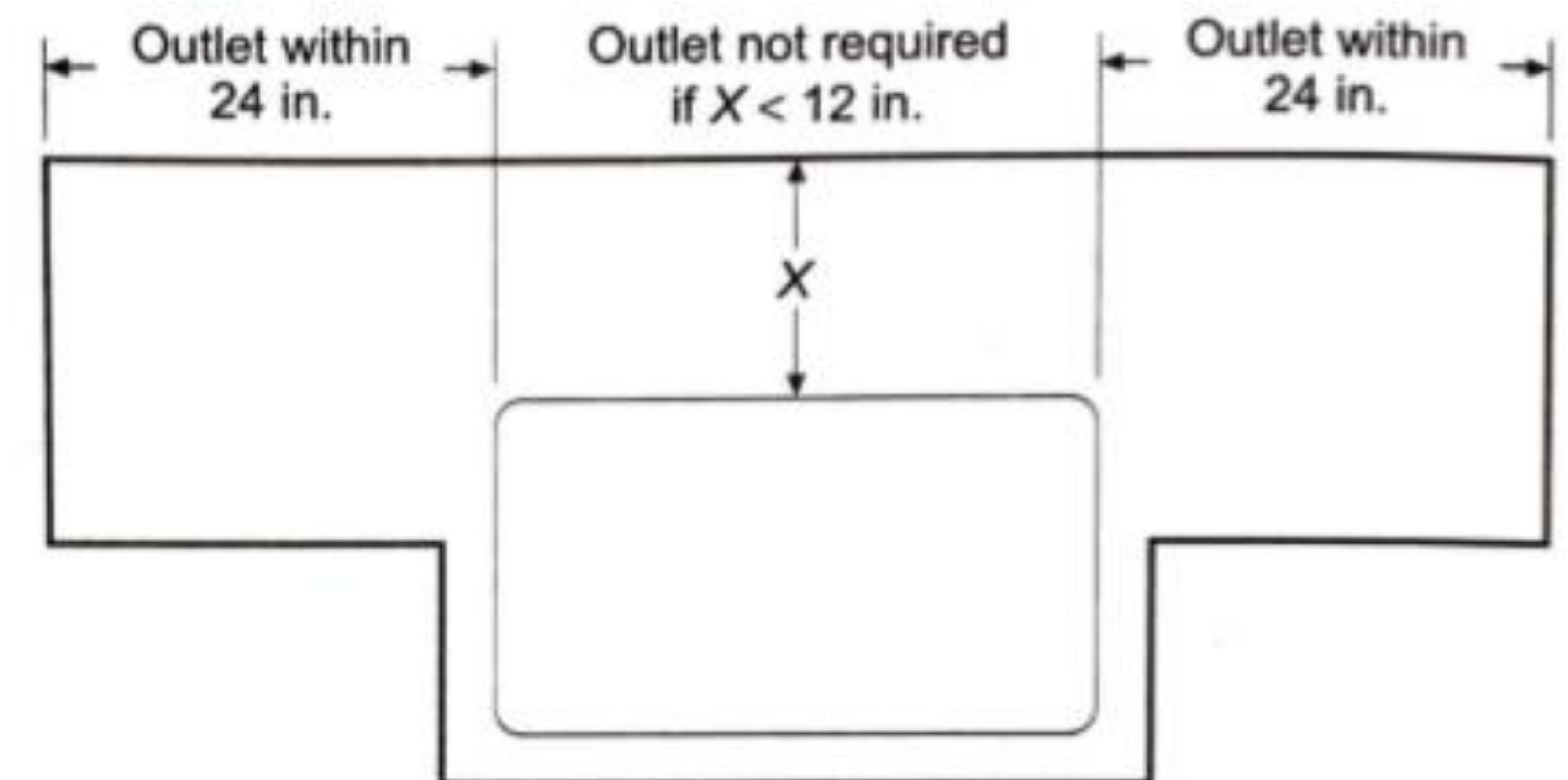


ELECTRICAL

- Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces in applying these requirements.



Sink, range or counter-mounted cooking unit mounted in corner



Sink, range or counter-mounted cooking unit extending from face of counter

ELECTRICAL

- At least one wall receptacle outlet shall be installed in bathrooms and shall be located within 36" of the outside edge of each lavatory basin.
- The receptacle outlet shall be located on a wall or partition adjacent to the lavatory location, located on the countertop, or installed on the side or face of the basin cabinet not more than 12" below the countertop.
- At least one receptacle outlet that is accessible while standing at grade and located not more than 6'-6" above grade shall be installed at the front and back of each dwelling unit.
- Balconies, decks and porches that are accessible from inside the dwelling unit shall have at least one receptacle outlet installed within the perimeter of that space and shall be located not more than 6'-6" above grade.
- At least one receptacle outlet, in addition to any provided for specific equipment, shall be installed in each basement and garage.

ELECTRICAL

- Ground Fault Circuit Interruptor (GFCI) protection is required at each of the following locations:
 - Bathrooms
 - Garage and Accessory Buildings
 - Outdoor Receptacles
 - Crawlspace Receptacles
 - Unfinished Basements
 - Kitchen Receptacles
 - Sink Receptacles
- GFCIs shall be installed in a readily accessible location

ELECTRICAL

- Arc-Fault Circuit Interrupter (AFCI) protection is required at each of the following locations:
 - Family Rooms
 - Dining Rooms
 - Living Rooms
 - Parlors
 - Libraries
 - Dens
 - Bedrooms
 - Sunrooms
 - Recreation Rooms
 - Closets
 - Hallways
 - Similar Room Areas



Plumbing

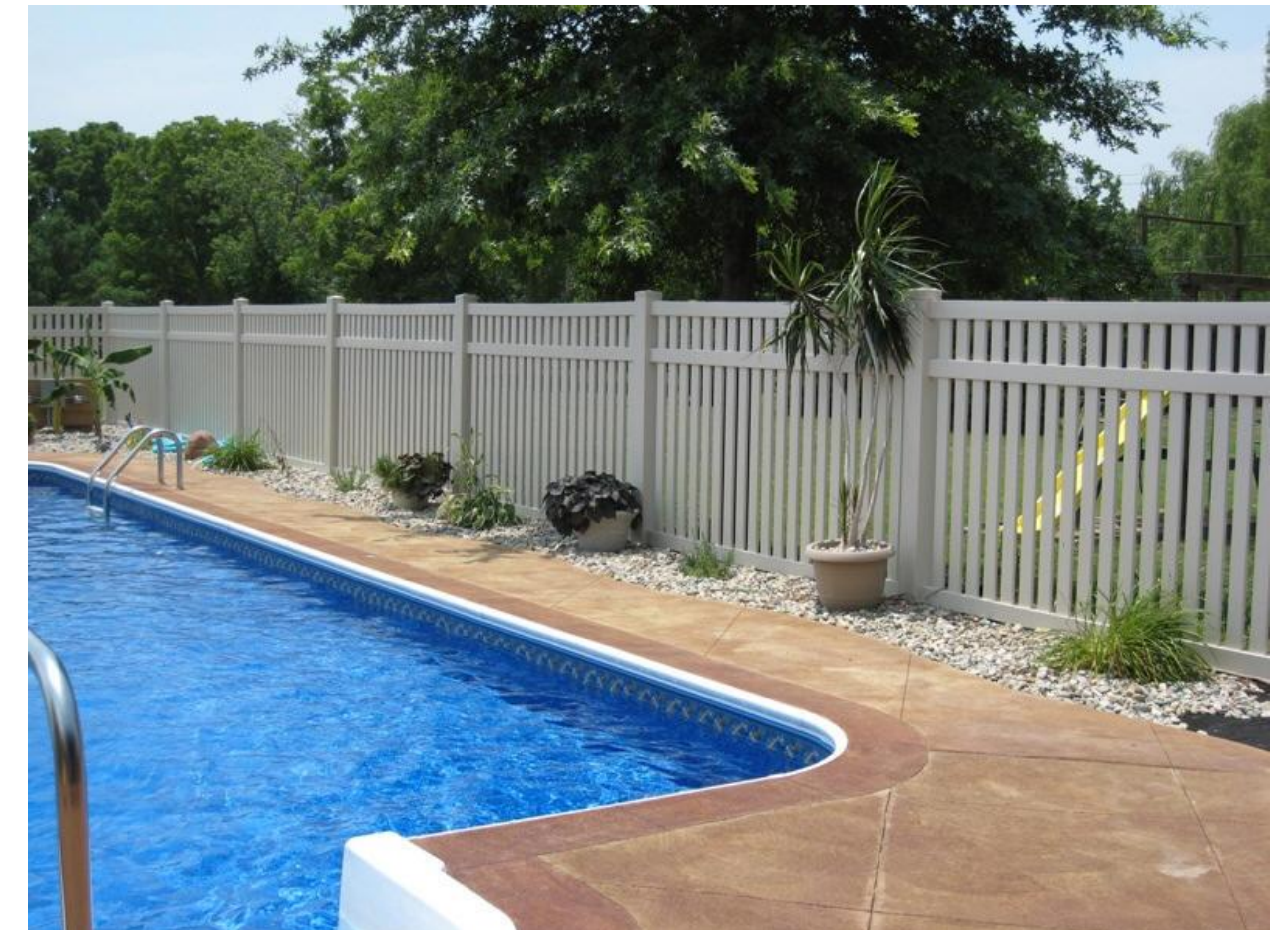
PLUMBING

- Drains, Waste and Vents (DWV) shall be tested as follows:
 - Water tested with a 5'-0 head for 15 minutes in each section (IRC P2503)
 - Air tested at 5 psi for 15 minutes (Note: Plastic water piping **is not allowed** to be tested with air except PEX piping per the manufacturer's specifications only when subject to freezing.
- Water lines shall be tested to the working pressure or 50 psi for 15 minutes (Note: Plastic water piping **is not allowed** to be tested with air except PEX piping per the manufacturer's specifications only when subject to freezing.
- Install 18 gage nail plates where all plumbing lines are within 1" of the outside edge of framing.
- Support plastic lines every 4'-0".
- Support vertical plastic lines at the base and at each floor.

Pools

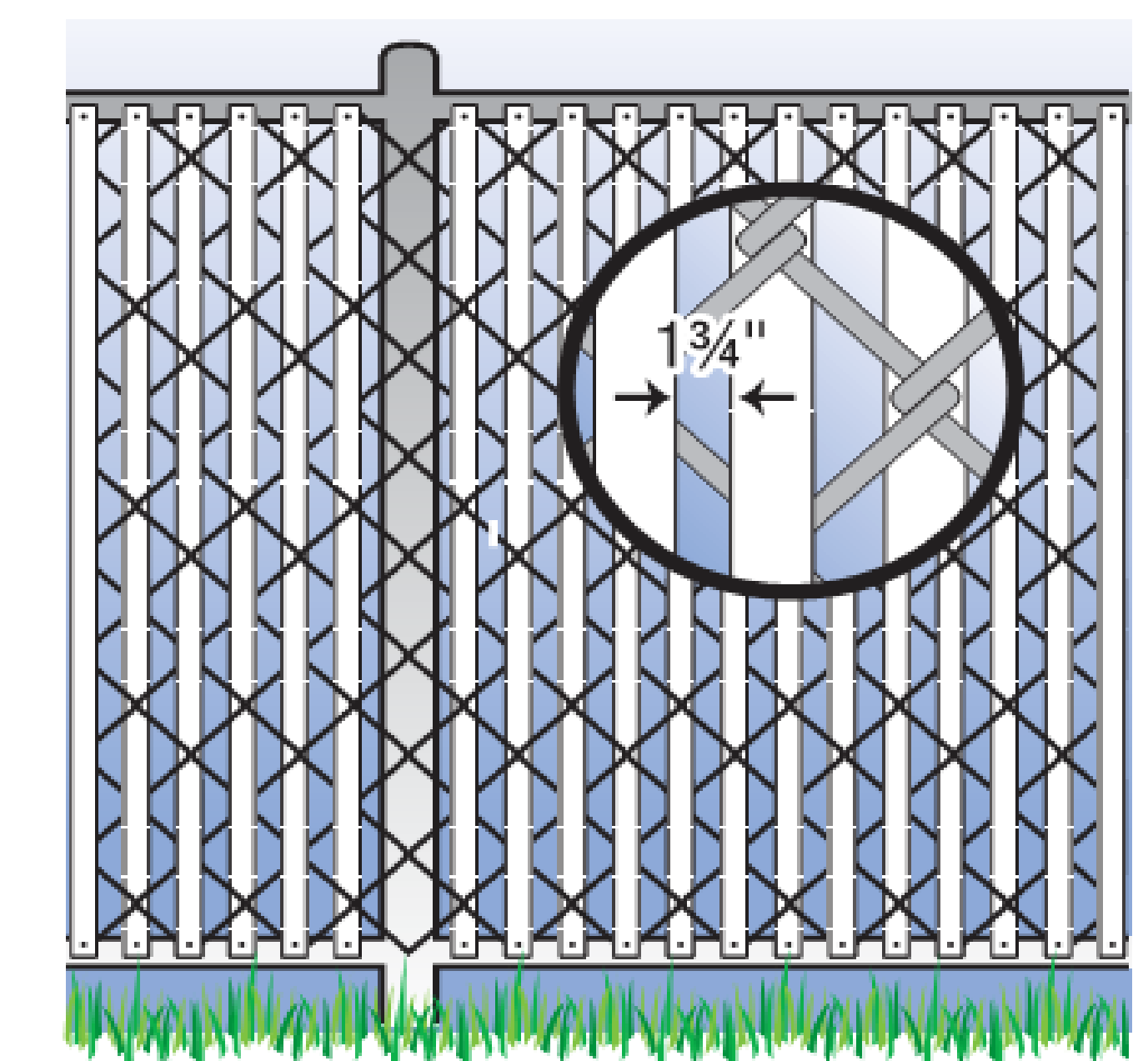
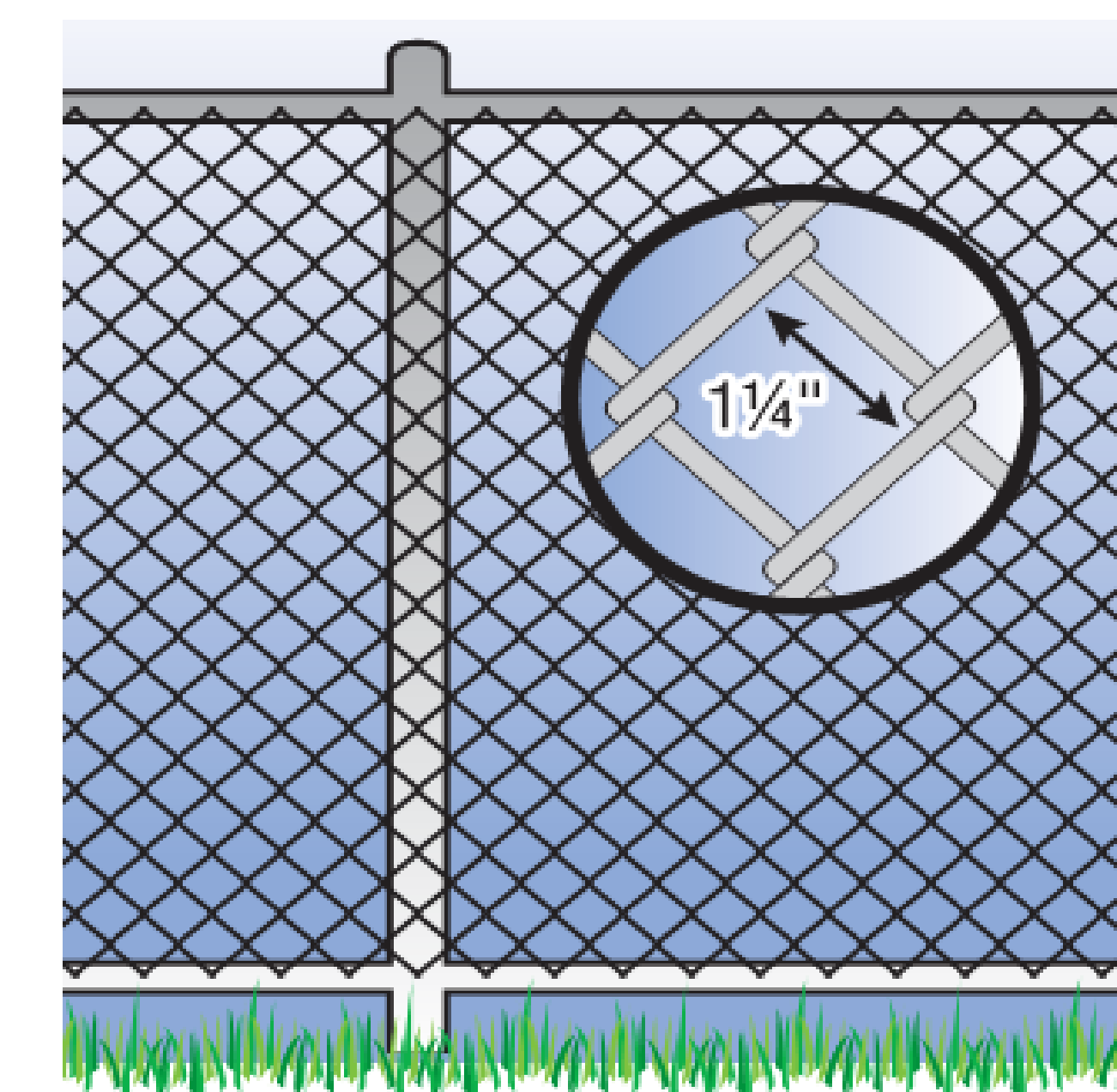
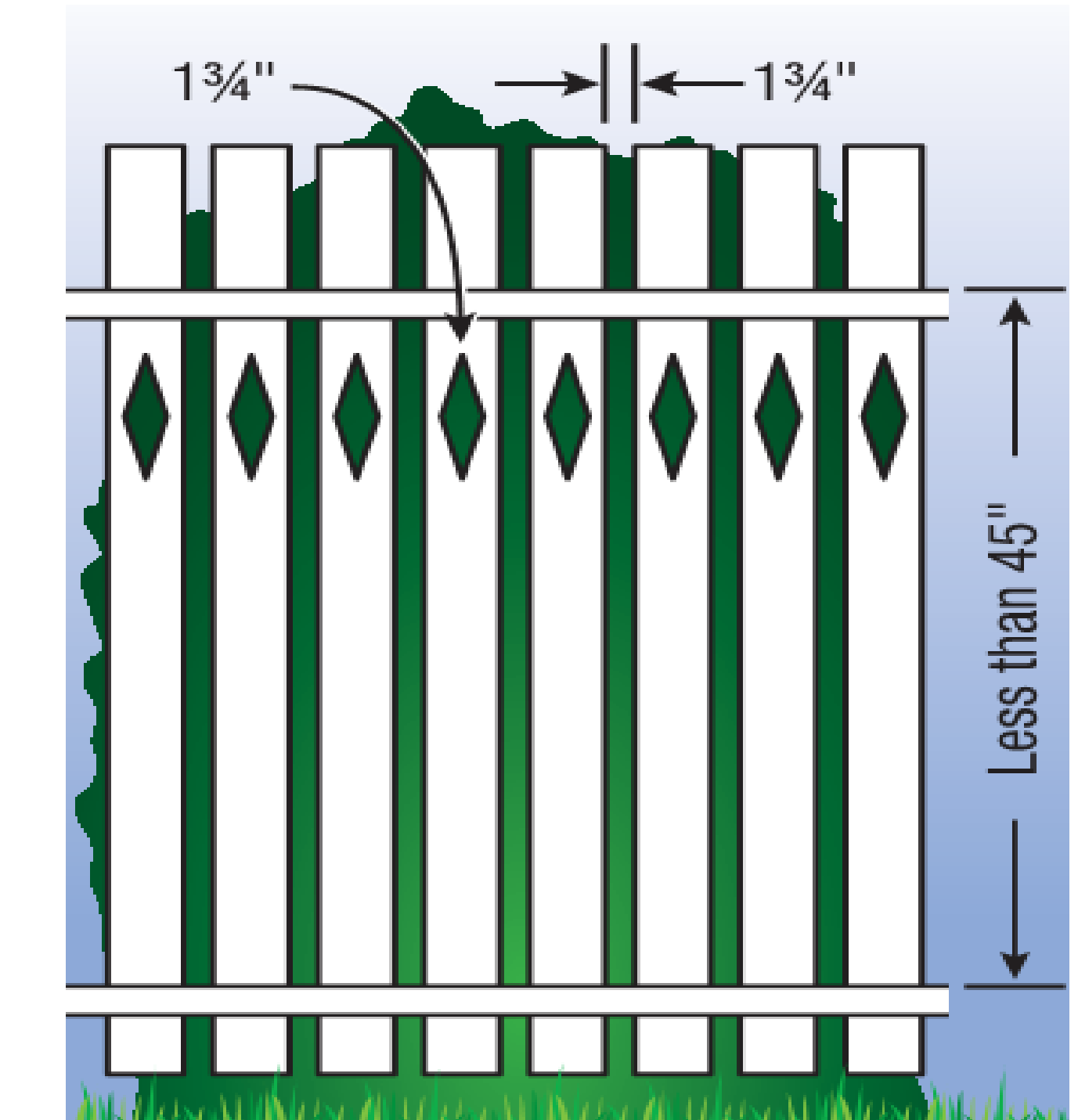
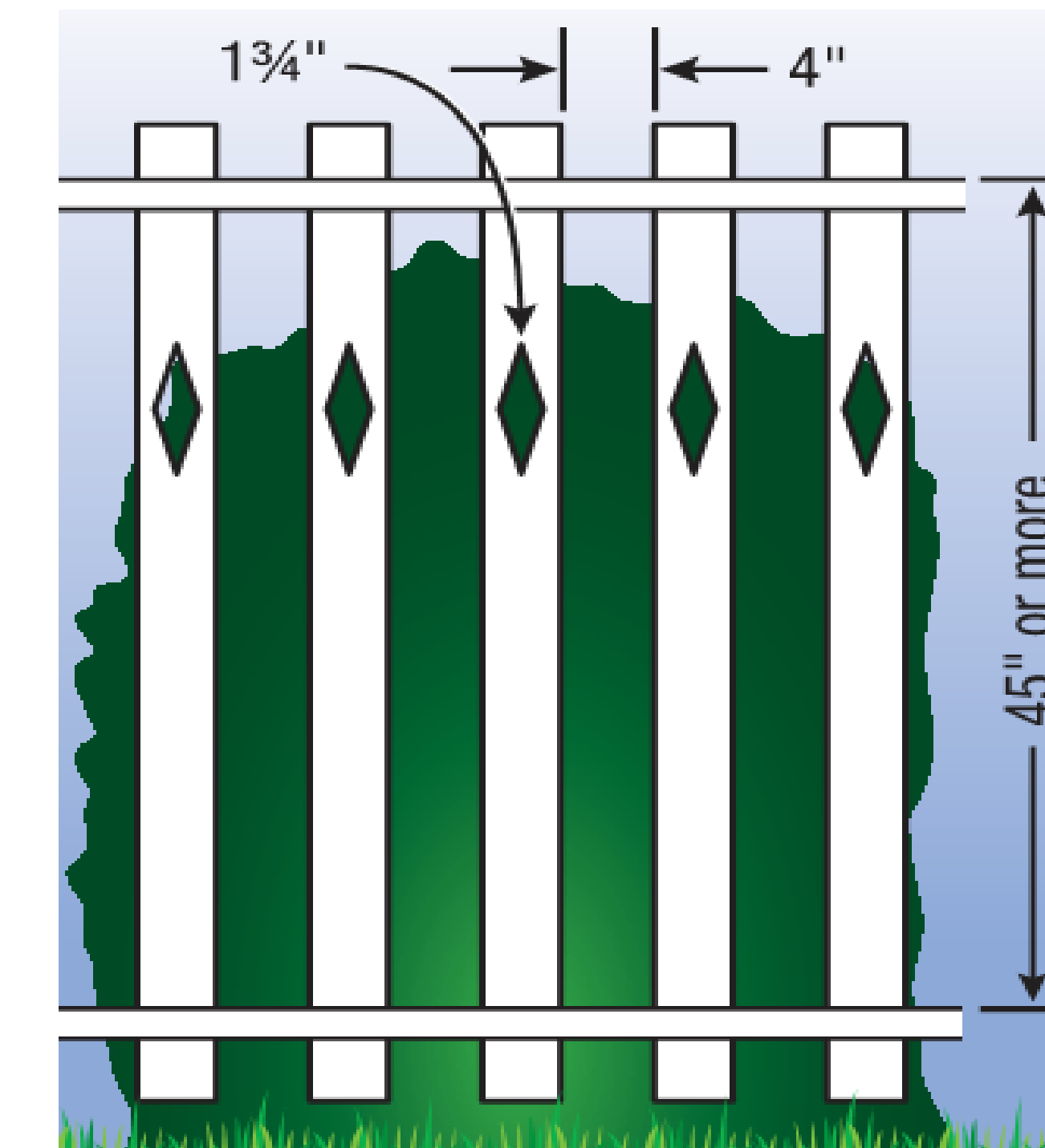
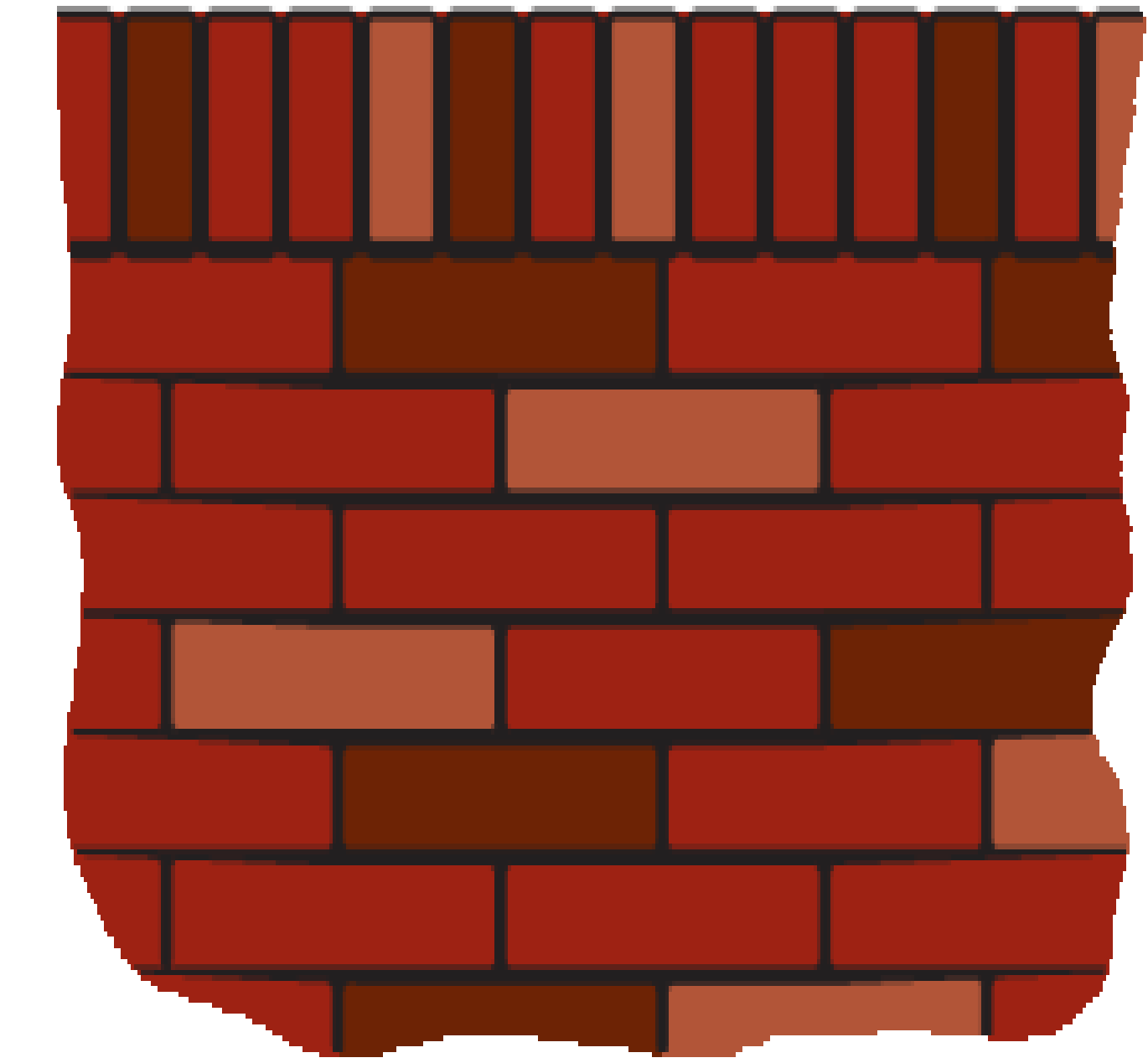
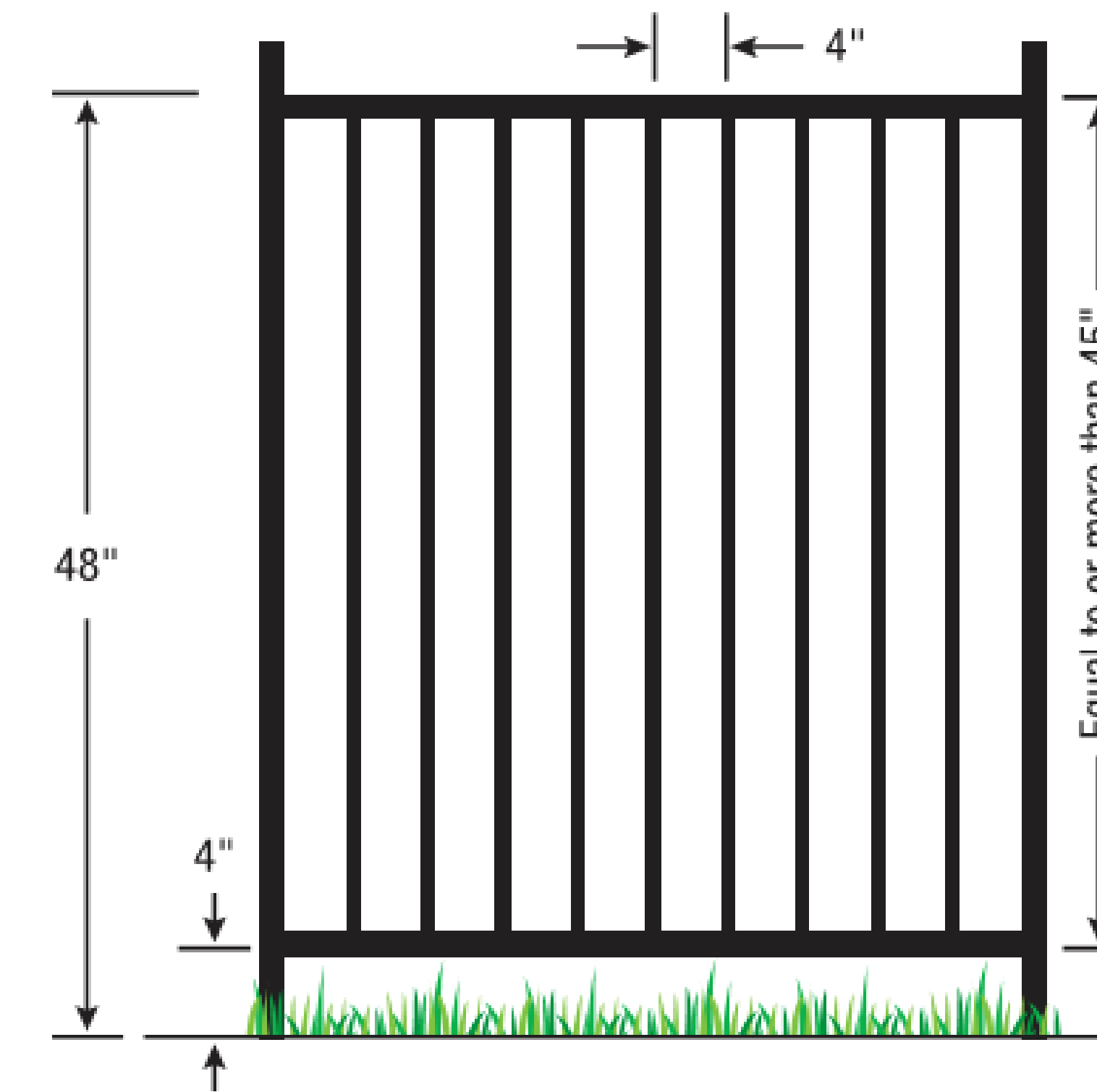
Step 7 – Pool Barriers

- Barriers are not child proof, but they provide layers of protection for a child when there is a lapse in adult supervision. Barriers give parents additional time to find a child before the unexpected can occur.
- A young child can get over a pool barrier if the barrier is too low or if the barrier has handholds or footholds to use when climbing.
- 2018 Swimming Pool & Spa Code
 - Section 305 – Barrier Requirements



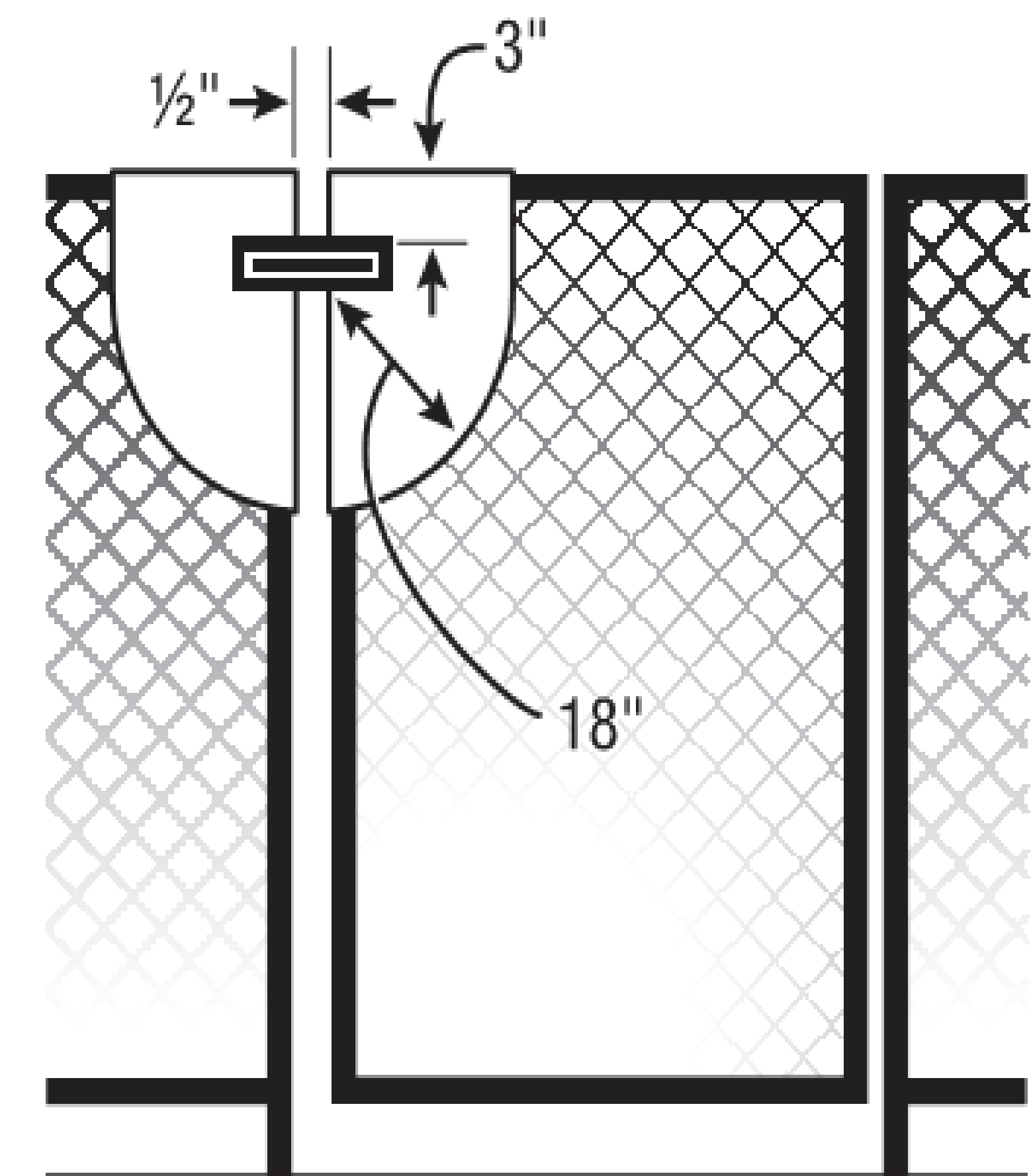
Step 7a – Pool Barriers – Fencing

- Fences should be a minimum of 4 feet high
- Only vertical pickets are allowed for open fencing (to prevent climbing).
- Solid privacy fences must face away from the pool (to prevent climbing).
- For a solid wall, no indentations or protrusions are allowed other than normal construction tolerances and masonry joints.
- No opening greater than 4 inches; except:
 - Picket fences as shown in the details to the right
 - Chain link fence mesh size should not exceed 1-1/4 inches square unless slats, fastened at the top or bottom of the fence, are used to reduce mesh openings to no more than 1-3/4 inches.



Step 7a – Pool Barriers – Gates

- Should open out from the pool
- Should be self-closing and self latching
- When the release mechanism of the self-latching device on the gate is less than 54 inches from the bottom of the gate, the release mechanism for the gate should be at least 3 inches below the top of the gate on the side facing the pool.
- The gate and barrier should have no opening greater than 1/2 inch within 18 inches of the latch release mechanism.



Step 7b – Pool Barriers – Alarm

- Where a wall of a dwelling or structure serves as part of the barrier and where doors or windows provide direct access to the pool or spa through that wall:
 - All doors and operable windows having a sill height less than 48" above the indoor finished floor shall have an alarm that produces an audible warning when the window, door or their screens are opened.
 - The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. (Note: Not all alarms are the same. At the time of inspection, you must provide literature on all pool alarms verifying the UL2017 certification.)



Step 8 – Equipment Screening

- The screening requirements are located in Section 8.2.9 of the Development Code
- All ground-mounted mechanical equipment shall be screened as follows:
 - Screening must be as high as the highest point of the equipment being screened.
 - Screening must consist of landscaping or an opaque screen (fence) compatible with the principal building in terms of texture, quality, material and color.
- In Urban Neighborhoods, may encroach up to 5' into rear setback, if at least 5' from lot line; can't encroach into side setback
- May not be located between primary building and street



Certificate of Completion

Certificate of Completion

- The permittee must email an electronic PDF file of the completed Request for Certificate of Completion (CC) application to the City at: CO@sandyspringsga.gov
- Before a CC can be issued, the following items must be completed:
 - Pass the Final Building/Pool/Retaining Wall Inspection
 - Pass the Final Site Inspection
 - Pass the Final Zoning Inspection (if applicable)
 - All maintenance agreements must be signed
 - As-built Drawings must be approved by the City
 - All outstanding invoices must be paid
 - Submit any outstanding contractor's affidavits

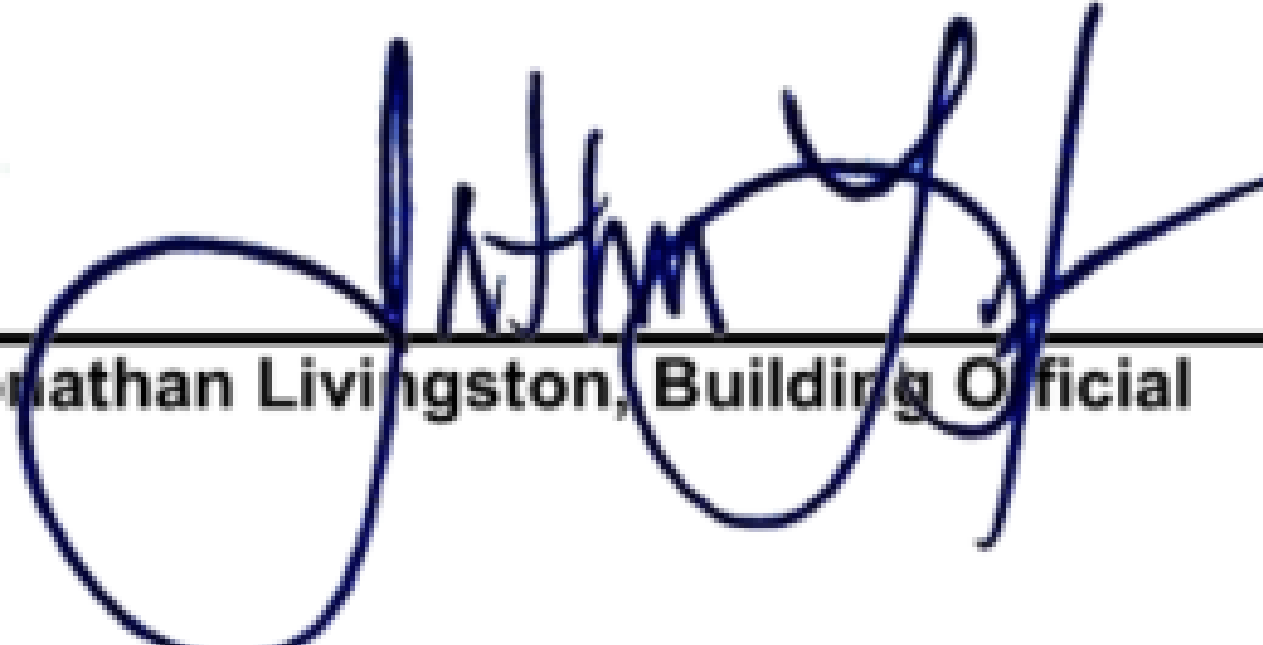
Certificate of Completion



SANDY SPRINGS™
GEORGIA

| | | | |
|------------------|---|-----------------------------|---|
| Permit Numbers: | POOL21-00999 | Building Code: | 2018 International Swimming Pool & Spa Code |
| Project Address: | 1 Galambos Way Sandy Springs, GA 30328 | Automatic Sprinkler System: | No |
| Description: | Residential Pool | Special Conditions: | None |
| Owner: | City of Sandy Springs | | |
| Owner Address: | 1 Galambos Way Sandy Springs, GA 30328 | | |

This Certificate of Completion certifies that at the time of issuance, the permitted construction was inspected for compliance with the various building codes, or their intent, as enforced and adopted by the City of Sandy Springs, Georgia at the time the permit was issued.


Jonathan Livingston, Building Official

05/26/21
Date

1 GALAMBOS WAY, SANDY SPRINGS, FULTON COUNTY, GEORGIA 30328



Permitting

Why do you need a Permit?



- The purpose of the Codes is to provide a **reasonable level of safety and protection of health, property and public welfare** by regulating and controlling the design, construction, installation, quality of materials, location and maintenance or use of buildings, land and structures.
- Ensure that the **natural environment is not adversely affected** by construction:
 - Chattahoochee River Corridor
 - Nancy Creek Sensitive Area
 - Stream Buffers
 - Soil Erosion



Apply In Person

- You can apply for a permit in-person at City Hall located at:
*1 Galambos Way
Sandy Springs, GA 30328*
- All in-person applications are by appointment only using the City's online queue management system called Qless
- To schedule an appointment online, go to the following website to register:
spr.gs/QLess
- The City only accepts electronic PDF files and all construction drawings shall be a single PDF file.





Welcome to the City of Sandy Springs' online appointment system.
Please tell us about your self.

First name:

Last name:

Cell Phone:

Standard text messaging rates will apply.

[Back](#) [Next](#)

By entering your cellphone number, you agree to receive text messages and information about QLess services.

Apply Online

- **Build Sandy Springs** is the City's online permitting software that allows all applicants (such as homeowners, design professionals, contractors, etc.) to do the following:
 - **Apply for all building permits**
 - **Upload construction documents**
 - **Download City review comments**
 - **Request inspections**
 - **Pay invoices**
 - **and more...**
- Build Sandy Springs is a replacement to the older Contractor Access Portal (CAP)

