



SANDY SPRINGS
COMMUNITY DEVELOPMENT

RESIDENTIAL PERMITTING INFORMATION SHEET

THE OWNER IS RESPONSIBLE FOR ALL ACTIVITY ON THE JOB SITE.

Permits must be posted at the road right-of-way at eye level as close to the driveway as practical. **No permit posted = no inspection performed.**

The Noise Ordinance and legal working hours must be posted
on site in three (3) separate locations and in plain view:

1. In the permits box
2. On the permit box
3. Prominently located at the structure entrance

The Code adopted by the City of Sandy Springs for residential construction includes:

International Residential Code	International Mechanical Code
International Plumbing Code	National Electrical Code
All applicable Georgia amendments to above	Georgia Stormwater and Sediment Control Manuals
All applicable Sandy Springs Ordinances – Including Zoning and Development Regulations	

Required inspections:

Preconstruction meeting onsite:	with Land Development Officer
Footings –	after footings are dug and steel is in place
Foundation wall –	after forms and steel are in place
Rough framing –	after dry in and before insulation
Rough electrical –	after rough is in and before insulation
Rough plumbing after rough in and before insulation	

Note: pressure on waterlines and a head on the waste system

Rough mechanical –	after rough in and before insulation
Gas line inspection –	after all gas lines are installed and pressured up
Insulation – installed	after insulation is installed and before any coverings are
Final electrical, mechanical, plumbing (or “final combo”) and/or building –	conducted when the home is finished and in move-in condition
Final site inspection –	this is due when all landscaping is completed.

Please note: If possible, please schedule all roughs or all finals at the same time.

Requesting Inspections:

The City schedules through the on-line permitting and inspections system: <https://build.sandyspringsga.gov>

Inspections requested before 12:00 noon will be scheduled for the next business day. All inspections requested after 12:00 noon may be scheduled for the second business day.

No building shall exceed 40 feet in height: Measure from average grade plane to average height of roof.

Accessory structures may be located in rear or side yards only. Use standards may apply (see zoning).

The home **must** be built to the approved site plan – **any variation to approved plans must be re-submitted** for review and approved before work can begin.

Requirements for electrical power to be supplied to the house:

- All doors and windows will be installed and lockable
- Meter base and grounding will be installed
- One GFCI receptacle and at least one breaker should be in the panel
- And a passed temp power inspection

Note: No final mechanical or plumbing inspection will be performed without the gas meter.

All Certificates of Occupancy must be applied for subsequent to all required building finals and final site inspections.

For all questions regarding inspections, please call the Call Center: 770-730-5600

Using the Call Center is the fastest way to get assistance and helps the City track your question and ensure accountability for responding to your needs

Please submit completed form and supporting documents at <https://build.sandyspringsga.gov>.