



**CITY OF POOLER
BUILDING DEPARTMENT
Residential Application Submittal
100 U.S HWY. 80 Pooler GA, 31326
PHONE 912-748-6652
FAX 912-748-3126**

Referenced Codes from the ICC:

International Residential Code 2018
International Plumbing Code 2018
International Gas Code 2018
International Mechanical Code 2018
International Fire Code 2018
National Electrical Code 2017
International Energy Conservation Code 2015
Codes include Georgia Amendments
Georgia Amendments web site www.dca.state.ga.us
Building Code web site www.iccsafe.org
City of Pooler Ordinance www.pooler-ga.us

Required Inspections (a \$45 fee is charged for each re-inspection)

Saw Pole
Footing (compaction test required)
Rough-Plumbing
Slab (water meter must be installed by this inspection)
Sub-floor joist if crawlspace construction
Nailing
Framing and Rough's (Framing, Plumbing, Mechanical, Electrical)
Insulation
Final (also schedule final with Public Works for landscaping and water meter)
Certificate of Occupancy

All inspections must be called into the Inspections Office by 4:00 the day before to get your inspection the next day. You must have your permit number and address to schedule an inspection. Please EMAIL: cityinspections@pooler-ga.gov or CALL (912) 748-6652.

Note: Contractors are responsible for building to the minimum codes, regardless of any oversights attributed to the City of Pooler Building Department.

DEVELOPERS/BUILDERS/CONTRACTORS/SUB-CONTRACTORS

Each contractor or any of the above, which are applying for a building permit, shall submit the following:

- ✓ Valid Georgia State Contractor's License
- ✓ Two (2) complete sets of building plans and a digital PDF copy.
- ✓ Two site plans showing the proposed structure and setbacks, sidewalks, trees, drive way, and applicable easements, All site plans must be to scale (IRC 106.2).
- ✓ The required trees shall not be planted in the city's right-of-way.
- ✓ Corner lots must have sidewalks on front and sides to the property line.
- ✓ A structural engineer or an architect must approve all structures with a roof pitch over 7/12.
- ✓ Wind loads in the City of Pooler are at 120 miles per hour at 3-second gust.
- ✓ Windows/Doors must be min DP 35 rated with a maximum .40 SHGC and .65 U-Factor indicated NFRC window label attached to all windows and doors.
- ✓ Flood zones homes must have finished floor a minimum of 1 foot above the base flood elevation and will require 2 certificates of elevation's; under construction and completed.

Applications for permits require:

Residential Plan submission Requirements

Effective January 1, 2020 the state of Georgia adopted and enacted the 2018 IRC as the minimum code requirement for residential homes. The adoption of this code has placed the City of Pooler in the design required region per Table R301.2 (5) B of the 2018 IRC. The new wind requirement for our region is 140 M.P.H. (ultimate). This requires all submitted plans for residential construction to be stamped by a licensed design professional who is proficient in structural design. All plans must be designed in accordance with all sections of *2018 IRC and the ICC600-2008 Standard for Residential Construction in High-Wind Regions* including but not limited to *IRC sections R106 Submittal Documents, R106.1.3 Information on Braced Wall Design, R301 Design Criteria, R301.1.3 Engineer Design and R301.2.1.1 Wind Limitations and Wind Design.*

All submitted plans must indicate the following:

- ✓ Designed in compliance with all state and local code requirements by a registered design professional for the following conditions;
- ✓ Wind Zone: 140 mph (ultimate design speed)
- ✓ Exposure: C
- ✓ Seismic Zone: C
- ✓ Energy Zone: 2

All applications must be accompanied by a site plan that indicates all other structures, septic tank, and drain field areas and well locations along with distances from all property lines.

The state has also adopted the 2015 IECC Energy Conservation Code. This code requires a Res-check or HERS rating report at the time of application. Both are acceptable and must be compliant with the 2015 IECC code requirement.

The City of Pooler reserves the right to request supporting documentation for all calculations and data for code compliance in the event of questions during the plan review process, per The City of Pooler Ordinance, Chapter 22, Article II Construction Codes

Application for permit must be completed in its entirety. The date on the application should be the date that it is submitted for review.

- Application should include the map and parcel number.
- All site plans must be approved by the City of Pooler flood plain administrator.
- One complete set of plans or drawings on suitable material, being of sufficient clarity to indicate the nature and extent of proposed work, shall be submitted by electronic media via PDF format
- All plans or drawings must contain a foundation plan of type to be used along with floor plan, elevation plans, roof plan, wall sections and foundation/footing or monolithic slab sections.
- All plans or drawings must contain bracing methods including lengths of braced wall panel's, foundation and roof attachments for shear wall and uplift.
- The building official may request more information from the applicant upon review of the submitted documents.
- Work must commence within 180 day after issuance of permit. The permit will be voided for more than 180 consecutive days without an inspection.
- No work requiring a permit shall start prior to the issuance of the permit.
- All dwellings that require septic systems will require approval from the Chatham County Health Department. 912-356-2441
- All required forms can be found online www.pooler-ga.gov or in person at:
100 U.S Highway 80
Pooler, GA. 31322