

Fence Permit Requirements

Submit the following information:

1. **Site Plan** – Submit a copy of your plat indicating house on the property if one is not shown. Locate proposed fence location in relation to the house and property lines. If your home is located next to a golf cart path indicate distance from cart path to proposed fence location.
2. **Survey** – A survey, also called a plat, of the property can be requested from the Developmental Services Staff Assistant, located at the front desk in the lower level of City Hall.
3. **Permit Application** – Fill in all blanks pertaining to the fence construction, height, type material, pool or residential fence, etc.

Swimming Pool Fence Permits

Please see the Swimming Pool brochure for special requirements on fence height and spacing around a swimming pool.

What Building Codes Are Being Used?

Listed below are the Code editions in effect as of January 1, 2008. The codes used in Peachtree City and the State of Georgia are as follows:

- 2006 International Building Code
- 2006 International Plumbing Code
- 2006 International Fuel Gas Code
- 2005 National Electric Code
- 2006 International Residential Code
- 2006 International Mechanical Code
- 2006 International Energy Conservation
- 2003 International Property Maintenance
- 2003 International Existing Building

All of the above codes have Georgia Amendments (www.dca.state.ga.us). Some additional local Amendments have been adopted by Peachtree City and are available at the Peachtree City Building Department.

What Else Should I Know?

It typically takes three (3) to five (5) business days for a residential permit application to be processed. You will be notified when your permit is ready to be picked up.

If you have a homeowners association (HOA) or architecture review board, please have the approval prior to submitting your application.

No permit will be released without verbal or written approval from the HOA or ARB representative.



Permit Requirements Decks, Sheds & Fences

February 2008

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Building Department
153 Willowbend Road
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(770) 631-2552 (FAX)

www.peachtree-city.org

Welcome to Peachtree City!

Peachtree City is a unique and beautifully planned community development which requires strict enforcement of the International Building Code. You are required to obtain building permits for construction that may not be required in other communities. Not only are you likely to need a permit from the Building Department, but you may also be required to obtain approval from the Homeowners Association (HOA) and/or Architectural Review Board (ARB) of your neighborhood.

This brochure is designed with the "do it yourself" homeowner in mind, as well as the contractor that has never permitted in Peachtree City. As a homeowner, you are required to obtain the same permits as a general contractor would, even if you are working on your own home. The work you will do will be inspected with the same minimum code standards as a contractor doing it for a living.

Our intent is to provide information on the process and procedure to obtain a building permit with ease and complete understanding. If you should have questions after review of this brochure, please contact Kathy Thomas, Permit Specialist, at the Building Department, (770) 487-8901.

The Building Department office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday, except for the Building Permit office, which closes at 4:00 p.m.

Deck Permit Requirements

Submit the following information:

1. **Site Plan** – Indicate house on property if one is not shown. Locate propose deck on property in relation to house and how far, in feet, the propose deck will be from the nearest property line.

If the deck is attached to the house, identify the room leading from the inside onto the deck and the door location.

A survey, or plat, of the property can be requested from the Developmental Services Staff Assistant, located at the front desk on the lower level of City Hall.

2. **Construction Drawing** – Submit a drawing with as much information as possible showing how the deck will be constructed. The drawing does not have to be drawn by an architect or engineer, nor does it have to be drawn to scale, but it should be clear and understandable for review.
3. **Permit Application** – Fill in all blanks pertaining only to the deck construction, not your existing house.

At the bottom of the application, we ask that you describe the work. This should be a written description of your construction drawing and include the size of the deck and special features such as benches, planter's arbors, stairs, railings, etc.

Shed/Accessory Building Requirements

Submit the following information:

1. **Site Plan** – A survey/plat of property can be requested from the Developmental Services Staff Assistant, located at the front desk on the lower level of City Hall.

On the site plan, indicate (a simple square will do) on the plat where the building will go and the distance, in feet, to the rear and side property lines.

The length of your rear property line and the size of the shed will determine the rear setback encroachment. The City allows encroachment into the rear setback. If the rear property line is at least 100 feet wide and the shed is no bigger than 125 square feet (12.5' X 10'), a shed may be placed as close as 3' to the rear property line. If the rear property line is at least 50 feet wide but not 100 feet wide you are allowed to place a 100 square foot (10' X 10') shed as close as 3' to the rear property line. No structure is allowed to encroach into the side setback.

2. **Construction Drawing** - No construction drawing is required for buildings 125 square feet or less. Please check with the Permit Specialist for drawing requirements on buildings over 125 square feet.