

VERTICAL CONSTRUCTION PACKET



**Planning & Development
Department**

Latest Update: 1-1-2026

Permitting

The City of Statesboro is devoted to providing more than exceptional service to our citizens and businesses while promoting a pro-development environment that proves to be successful long term. A major part of successfully conducting business in the City of Statesboro is ease of processes that utilize adopted ordinances and policies. The City of Statesboro has designated a Project Manager that serves as the liaison between City staff and Developers during the Building Permit process. This will provide one point of contact to ensure the best possible customer service to the development community.

Application:

An application for a Building Permit must be submitted to the Planning & Development Department through Community Core. If applicable the Self Contractor Affidavit form (available on [Community Core](#)) must accompany the permit application.

-Note that this form can only be used if the application is for your primary residence.

The following must be submitted in [Community Core](#) prior to plan review:

Residential New Construction:

1. Completed Building Permit application (Including- Contractor and Subcontractors)
2. Full set of building plans to include:
 - Designed to the current governing adopted codes and Georgia Amendments.
 - Foundation Plan with details (Monolithic, Stem Wall, Crawl Space, or Pier)
 - Floor Plan for each story with dimensions, window sizing and Total Square Footage
 - Roof Framing Plan
 - Exterior Elevations
 - Wall Sections and Details Wall Sections (Fire wall details and UL listing for Duplexes, and Townhomes)
 - If submittals require supplemental engineering/structural designs such plans must be submitted with all pages stamped by a PE or RA. Submittals shall be reviewed prior to submission to insure all requirements are met as resubmittals with redactions will not be accepted.
3. Town homes must meet all conditions and requirements of the IRC and Georgia Amendments

Commercial New Construction:

1. Completed Building Permit application
2. Contractor Listing
3. A complete set of vertical architectural and structural plans to be designed to the current governing adopted codes and Georgia Amendments.
4. Plans must be stamped by a Georgia RA or PE.
5. Life Safety plans must be submitted with the vertical plans set.
 - If this occupancy is under the jurisdiction of the Georgia State Fire Marshal per OCGA 25-2-13 the plans must be submitted to their office for review. ([Submittal Portal](#))
 - An approved set of plans must be received from the Georgia State Fire Marshal prior to a building permit being issued.

Plans Review:

Each department will generally review and redline the submitted plans within **approximately 2 weeks but have up to 30 days.**

Adopted Codes: January 1, 2026

1. 2024 International Building Code(IBC) with Georgia Amendments
2. 2024 International Residential Code (IRC) with Georgia Amendments
3. 2024 International Mechanical Code (IMC) with Georgia Amendments
4. 2024 International Fuel Gas Code (IFGC) with Georgia Amendments
5. 2024 International Plumbing Code (IPC) with Georgia Amendments
6. 2024 International Swimming Pool and Spa Code (ISPSC) with Georgia Amendments
7. 2023 National Electrical Code (NFPA 70)(NEC) with Georgia Amendments
8. 2024 International Fire Code (IFC) with Georgia Amendments
9. 2024 Edition of NFPA 101 Life Safety Standards with Georgia Amendments
10. 2018 International Property Maintenance Code (IPMC)
11. 2015 International Energy Conservation Code (IEC) with Georgia Amendments

[DCA Link for current Amendments](#)

Inspection Scheduling

The permittee/contractor may schedule inspections via [Community Core](mailto:planning.development@statesboroga.gov), or by phone at 912-764-0630 or email planning.development@statesboroga.gov. Inspections scheduled before 4:00 p.m. Monday through Friday, will generally be performed the next business day.

The linked [Inspection Check List](#) identifies the steps and requirements for residential inspections.

The [Georgia Residential Energy Code Compliance Certificate](#) has been updated. This certificate shall be posted on or near the electrical distribution panel or air handler and the building inspector will verify the posting prior to a CO being issued.

*****Work is to be completed prior to Scheduling Inspections*****
*****If AM or PM is requested it is not a guarantee of scheduled time frame*****

Projects Requiring Permitting

Any person, firm, corporation or agent who shall violate a provision of the construction codes, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of violating the Code of Ordinances of the City of Statesboro.

Residential

- Residential New Single Family Dwelling
- Residential New Single Family Townhomes
- Residential New Duplex
- Residential Accessory Structure
- Residential Addition
- Residential Alteration
- Residential Re-Roof
- Residential Demolition
- Residential Electrical, Mechanical, & Plumbing/Gas
- Residential Solar
- Manufactured Home

Commercial

- Commercial New
- Commercial New Multi Family
- Commercial Accessory Structure
- Commercial Addition
- Commercial Alteration
- Commercial Re-Roof
- Commercial Demolition
- Commercial Electrical, Mechanical, & Plumbing/Gas
- Commercial Solar
- Commercial Occupancy
- Commercial Sign (Stand Alone)
- Commercial Sign (Wall)
- Sign
- Cell Tower

Miscellaneous

- Pool/ Hot Tub
- Foundation Instillation
- Foundation Repair
- Preliminary Site Plan

Permitting Fees

PERMIT FEES

Value of Project

Fees

Single-Family Residential/
Townhome New Construction

\$0.46 per Square Footage

Accessory Structures

\$0.46 per Square Footage or \$50, whichever is greater

Commercial Construction

New Construction (w/buildout) \$0.67 per Square Footage

Commercial Shell Building \$0.22 per Square Footage

Commercial Alteration \$0.45 per Square Footage

Plan Review Fee: 5% of Building Permit Fee (Applies to all permits)

Aid to Construction Fee (ATC): Please contact us for specific ATC fees.

INSPECTION FEES

Each inspection as part of a project will be assessed a fee of \$35.00 each

Any additional inspections not assessed during permit review will be assessed \$35.0 each

Other Fees may be assessed as appropriate.

Stand-alone inspections are assessed \$35.00 each

If re-inspections are required, the following fee schedule will be assessed:

2nd Inspection: \$50.00

3rd Inspection: \$75.00

4th Inspection and up: \$100.00

*****All open fees must be paid prior to Final Certificates being issued*****

City Contacts

Planning & Housing Administrator

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Planner

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Water & Sewer Superintendent

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Chief Building Official

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Building Inspector

TBA
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Fire Prevention Officer

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Streets & Parks Supervisor

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Natural Gas Superintendent

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Utility Contacts

Georgia Power (912) 764-7514

Brian Hixon Operations Supervisor
Tony Ross Commercial Marketing Eng.
Alec Perkins Power Delivery Manager

Frontier Communications (912) 764-9131

Jaclyn Cason General Manager
Chad Mitchell Tech Supervisor
Mark Riggs Network Engineer

Excelsior Electric Membership Corp. (EMC)

Daytime Service (912) 764-2123
24 Hour Service (912) 685-2115

Northland Cable TV

(912) 489-8715
David Hilaribes General Manager
Rocky Bradley Chief Technician

Bulloch County Contacts

911 Addressing (912) 764-0189

Shannon Mixon

[\(Link\)](#)

Health Dept.

(855) 473-4374