

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, widow 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](#), 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 Installation
Foundation Repair
Preliminary Site Plan

Permitting Fees

PERMIT FEES

<u>Value of Project</u>	<u>Fees</u>
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 accessed a fee of \$35.00 each

Any additional inspects not accessed during permit review will be accessed \$35.00 each

Other Fees may be assessed as appropriate.

Stand-alone inspections are accessed \$35.00 each

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

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

Shauntia Lewis
Planning & Development
(912) 764-0657
shauntia.lewis@statesboroga.gov

Senior Planner

Monica Gann
Planning & Development
O. (912) 212-2392 C. (912) 531-4459
monica.gann@statesboroga.gov

Planner

Jermaine Foster
Planning & Development
O. (912) 764-0641 C. (912) 687-9106
jermaine.foster@statesboroga.gov

Assistant City Engineer

David Moyer
Engineering Department
O. (912) 764-0655
david.moyer@statesboroga.gov

Sanitation Supervisor

John Dekle
Public Works Department
O. (912) 764-5468
john.dekle@statesboroga.gov

Water & Sewer Superintendent

Glenn Green
Public Utilities Department
O. (912) 764-0693
glenn.green@statesboroga.gov

Chief Building Official

Robbie Jordan
Building Inspections
O. (912) 764-0645 C. (912) 531-3163
robbie.jordan@statesboroga.gov

Building Inspector

TBA
Building Inspections
O. C.
@statesboroga.gov

Fire Prevention Officer

Justin Taylor
Statesboro Fire Department
O. (912) 764-3473
justin.taylor@statesboroga.gov

Streets & Parks Supervisor

Richard Smiley
Public Works Department
O. (912) 764-0685
richard.smiley@statesboroga.gov

Natural Gas Superintendent

Joe Hollingsworth
Public Utilities Department
O. (912) 764-0671
joe.hollingsworth@statesboroga.gov

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

David Hilaribes
Rocky Bradley

(912) 489-8715

General Manager
Chief Technician

Bulloch County Contacts

911 Addressing (912) 764-0189

Shannon Mixon
[\(Link\)](#)

Health Dept.

(855) 473-4374