



# Why Do I Need A Permit

There are many important reasons to obtain building permits and to have inspections performed for your construction project.

### Protects property values

Your home is typically your largest investment. If your construction project does not comply with the building codes, your investment could lose value. If others in your neighborhood make unsafe or substandard changes to their homes, it could lower the resale values for the entire community.

### Saves Money

Homeowners insurance policies may not pay for damages caused by work done without permits and inspections.

### It's the Law

Permits are required by City Ordinance. Work without a permit may be subject to removal or other costly remedies.

All construction must conform to the current adopted codes with State of Georgia Amendments

- 2018 International Residential Code
- 2018 International Building Code
- 2018 International Energy Efficiency Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Swimming pool and Spa Code
- 2020 National Electrical Code
- 2010 Georgia ADA Code

### Makes Selling Property Easier

Listing associations require owners to disclose any home improvements or repairs and whether permits were obtained. Many financial institutions will not finance a purchase without proof of a final inspection. If you decide to sell a home or building that has had modifications without a permit, you may be required to tear down the addition, leave it unoccupied or do costly repairs.

### Improves safety

Your permit allows the building department to inspect for potential hazards and un-safe construction. By ensuring your project meets the minimum building code standards of safety, the building department can reduce the risk of fire, structural collapse and other issues that might result in costly repairs, injuries and even death. Inspections complement the contractor's experience and act as a system of checks and balances that can result in a safer project.

### Tips on hiring contractors

- Hire only licensed contractors.
- Get at least 3 bids.
- Get 3 references, and ask to see a project.
- Get it in writing, but before you sign the contract, make sure you completely understand.
- Do not make final payment until you have received a Certificate of Occupancy (CO) and until you are satisfied.

As "owner-builder" you are the responsible party of record on such a permit. If your work is being performed by a contractor, you may protect yourself from possible liability if the contractor applies for the proper permit in his or her name.

If you plan to do your own work, with the exception of various trades that you plan to subcontract, the subcontractors must apply for trade permits.

**NOTICE:** The State law requires you to occupy the structure for 2 years after such work has been completed.

Frequent practices of unlicensed contractors are to secure "owner-builder" building and trades permits, erroneously implying that the property owner is providing his or her own labor and material personally. Please do not fall victim to this.

### Inspection Services Department

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