



CHEROKEE COUNTY
BUILDING DEVELOPMENT SERVICES

1130 Bluffs Parkway, Canton, GA 30114
Phone: (770)-721-7810

www.cherokeega.com

3rd Party Construction Inspection Requirements (NOT FOR COMMERCIAL USE)

A Private Provider found to be negligent or false reporting will be removed from approved list.

1. Issuance of a building permit is acknowledgment that Cherokee County can meet the requirements of State of Georgia Law O.C.G.A. 8-2-26.
2. Private Providers must be approved by the Building Official **before** any inspections are performed. Engineer Affidavit, State License & Insurance is required at time of permit. **Information will not be excepted after permit is issued.**
3. Private Providers must be licensed through the State of Georgia as a Professional Engineer or Professional Architect.
4. Private Providers must meet State of Georgia requirements as a qualified inspector. (Person conducting the actual inspection must be certified through the International Code Council or hold an unrestricted license in the field in which the inspection is being performed, **not included**, are building contractor licenses). (O.C.G.A. 8-2-26.1)
5. Private Providers must provide proof of insurance coverage for professional liability insurance per state law; \$1 million per claim and \$1 million in aggregate coverage on projects with construction cost of \$5 million or less and \$2 million in aggregate coverage for projects more than \$5 million. (O.C.G.A. 8-2-26)
6. **All power connection and erosion control inspections are to be ONLY conducted by Cherokee County.**
7. If all inspections are to be performed by Private Provider, **Same Engineer Firm Must Preform All Inspections**, a 3rd Party Affidavit must be completed, copy of state license, Private Provider and Inspector list and insurance requirements must be **approved at permitting**. These documents must be supplied and approved for **each project**. **Please allow 5 business days for this process.**
8. Private Provider must provide a written report of any code violation and inspector's name within 2 days of **each** inspection for approval by the Building Department by uploading inspection report into Cityview.
9. In addition to #8 above, Private Provider must supply a stamped letter at each inspection stating "**passed**" or any code violations within 2 days of inspection, **AND** a statement that the structure meets or exceeds the 2018 International Residential Building Code with applicable GA Amendments and/or any County ordinances uploaded into Cityview.
10. If rough inspection is conducted by a third party, the same 3rd party inspector must conduct the insulation and final inspections. After each inspection, all reports and letters are to be uploaded into CityView.
11. If Cherokee County preforms the rough inspection, unless requested, a 3rd party will not be allowed.
12. After final inspection, a summary engineer letter must state that the inspections have been performed and the complete structure meets or exceed the 2018 International Residential Building Code with applicable Ga Amendments, NEC and/or any County ordinances.
13. All engineer letters/reports must be stamped and signed by the appropriate third party.
14. Cherokee County will review and either accept or deny all third party reports and letters within 2 business days.
15. Rejected letters: an email will be automatically created and emailed to the primary permit holder if an email address is provided at permitting. **Also, if rejected, the document will disappear from the Cityview portal.**
16. Cherokee County per Chapter 1 of the Building Codes Section 104.6 reserves the rights to enter a permitted structure at any time.
17. Below are the required inspections: (List of inspections is also available at cherokeega.com.)
 1. EROSION CONTROL (**CHEROKEE CO. ONLY**)
 2. SET BACK (FOUNDATION SURVEYREQUIRED)
 3. TEMPORARY POWER POLE (**CHEROKEE CO. ONLY**)
 4. FOOTING/FOUNDATION/WALLS/SLABS
 5. IN SLAB PLUMBING
 6. BRACING (AKA SHEATHING OR NAILING)
 7. DECK FOOTING
 8. ROUGH INSPECTION
 9. TEMP TO PERM POWER (**CHEROKEE CO. ONLY**)
 10. INSULATION INSPECTION
 11. FINAL INSPECTION

*****When any Engineer Letter is Approved an Erosion (E&S) Inspection may be scheduled for a County Inspection**
The information provide in these documents are subject to change without notes.**

Cherokee County – Where Metro Meets the Mountains

3rd PARTY ENGINEER INSPECTION AFFIDAVIT (NOT FOR COMMERCIAL USE)

This form must be completed for **each project with Copy of current State License & Insurance**, notarized and submitted to the Development Service Center along with your permit application.

ATTACH A LIST OF ONSITE INSPECTORS THAT WILL BE PREFORMING INSPECTION FOR IF NOT APPROVED
 Affidavits and inspector list must be uploaded to our CityView Portal, on our website. NO FAXES

Job Site Address	Permit #
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Subdivision	Lot#	Suite #	City	Zip Code
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Description of work:

Stories #Bedrooms #Baths Basement Mono Slab Garage Deck/Porch

This affidavit certifies that I hold a State of Georgia License as a:

Professional Engineer Professional Architect

Are you affiliation with permittee? Yes No **If yes how?:** _____

The submittal of this affidavit is verification that the undersigned is licensed in the State of Georgia for the trade specified above and all inspectors working under this license are certified in all construction trades to perform inspections. In the event of any changes in the status or involvement with this permit, the undersigned is responsible for the work until Cherokee County's Building Official has been notified in writing.

General Contractor	Phone #
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Engineer or Architect Name (please print) _____

Email _____

State License Number	Expiration Date
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Company Name	Business Ph #
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Company Address _____

Company Email _____

I certify that I have and will comply with all codes and ordinances adopted by Cherokee County that pertain to the work specified above. The undersigned, upon oath, states that the above information is true and correct, understands that the permit issued is only for construction as stated and that the occupancy of the structure is not permissible until all requirements are met and a Certificate of Occupancy has been issued by Cherokee County based on 3rd party inspections.

CONTRACTOR SIGNATURE _____ ENGINEER SIGNATURE _____

DATE SIGNED _____ DATE SIGNED _____

Sworn to and subscribed before me, _____ Sworn to and subscribed before me, _____

This _____ day of _____, 20____. This _____ day of _____, 20____.

 (Notary Public–Please notarize with official seal) (Notary Public–Please notarize with official seal)

PROJECT

CONTACT INFORMATION

AUTHORIZED SIGNATURES



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July 1, 2019

In 2019 House Bill 493 sanctions an alternative building plan review and inspection process that is commonly referred to as "Private Professional Provider". The provisions of O.C.G.A 8-2-26 establish the scope of the law, procedural requirements and the local jurisdiction's responsibilities when a Private Provider is involved in a project.

Private Providers are independent third party entities and are required to be architects or engineers licensed in the State of Georgia. The Private Providers cannot be an employee of or otherwise affiliated with or financially interested in the person, firm or corporation engaged in the construction project to be reviewed or inspected. Per O.C.G.A 8-2-26(g)(1)(B), any plan review or inspection conducted by a Private Provider shall be no less extensive than plan reviews or inspections conducted by county or municipal personnel. In addition, the person, firm, or corporation retaining a Private Provider to conduct a plan review or an inspection shall be required to pay the plan review or inspection fee to the building inspection department as outlined in O.C.G.A 8-2-26

All Private Providers providing plan review or inspection services pursuant to HB 493 shall secure and maintain insurance coverage for professional liability (errors and omissions) insurance. The limits of such insurance shall be not less than \$ 1 million per claim and \$ 1 million in aggregate coverage for any project with a construction cost of \$5 million or less and \$2 million per claim and \$2 million in aggregate coverage for any project with a construction cost of more than \$5 million. Such insurance may be a practice policy or project-specific coverage. If the insurance is a practice policy; it shall contain prior acts coverage for the Private Provider. If the insurance is project-specific, it shall continue in effect for two years following the issuance of the certificate of final completion for the project. The permit applicant shall verify compliance with the insurance requirements.

Under the law, the Building Inspection Department retains the responsibility for issuing both permits and certificates of occupancy for both building and development projects. The County also maintains its responsibility for performing all plan review and inspections to ensure that site and fire codes are met.

The Cherokee County Building Inspection Department as the local government, the local building official and their building code enforcement personnel shall be immune from liability to any person or party for any action or inaction by a fee owner of a building, or by a Private Provider or its duly authorized representative, in connection with building code inspection services as authorized in O.C.G.A 8-2-26.