

Mitchell County Building & Zoning Department

Building Codes & Information



Mitchell County requires that structures be built to the **International Building Codes**.

A State of Georgia license is required to perform Electrical, Plumbing and Mechanical (A/C) work; *Unless* the homeowner is actually doing the work on his/ her own single-family dwelling (the homeowner will be required to sign a liability waiver).

THE FOLLOWING INSPECTIONS ARE REQUIRED

Questions? Call (229) 336-2060

It is the contractor's responsibility to see that these and all other applicable requirements are met:

- **FOUNDATION INSPECTION** – Before pouring concrete (excavated with steel in place);
- **ROUGH-IN INSPECTION** – Before concealing electrical, plumbing, and framing (prior to insulation);
- **FINAL INSPECTION** – Before occupying premises.

CODE POINTS TO REMEMBER

(Note: This list is not all-inclusive)

FOUNDATION Place foundation vents within 3' of each corner. Ventilation may be omitted on one side. Foundation must be a minimum of 12" below grade.

GLAZING Glass in walls around tubs, showers, etc., must be tempered safety glass. Glass panels over 9 sq. ft. with the lowest edge less than 18" above the floor or walking surface must also be tempered safety glass.

FIREPLACES Trim along side of fireplace opening shall be a minimum of 6" from opening where such trim projects more than 1²/₃" from the face of the fireplace. Additional clearance shall be provided equal to the additional projection. Wood mantels above the fireplace opening shall be located a minimum of 12" above the opening. Chimneys shall extend 3' higher than the highest point where they pass through the roof and 2' higher than any point within 10'.

DOORS and HALLWAYS – At least one exit shall be provided from each dwelling unit. The one required exit door shall be a side-hinged door not less than 3' in width and 6' 8" in height. Other exterior hinged or sliding doors shall not be required to comply with these minimum dimensions. The minimum width of a hallway or exit access shall not be less than 3'.

LANDING A minimum 3' by 3' landing is required on side of each exterior door, with medium of 1.5 inches below threshold. The landing may be 7³/₄" if door does not swing over steps other than storm or screen door. The landing may be 7³/₄" if other than required exit door. Landing is not required for exterior side if stairway is two or less risers, on other than required exit door.

EXITS – Emergency Egress Openings: Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of separate tools.

Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44" above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet.

Bedroom Window Egress: Minimum Height & Width:

Width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27
Height	41	40	39¼	38¼	37½	36½	35¾	35	34¼	33½	33	32¼	31¾	31	30½
Width	27½	28	28½	29	29½	30	30½	31	31½	32	32½	33	33½	34	
Height	30	29½	29	28½	28	27½	27	26½	26¼	25¾	25½	25	24½	24	

The clear opening height dimension shall be 24". The minimum net clear opening width dimension shall be 20".

APPLIANCES IN ATTIC Attics containing appliances shall provide clear passageway and not less than a 20" by 30" opening, with pull down stairway or permanent steps. (Must be weather stripped)

ATTACHED GARAGES

Opening protection: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with either solid wood doors not less than 1³/₈" in thickness or 20-minute fire-rated doors or equivalent.

Separation required: The garage shall be completely separated from the residence and its attic area by means of ½" gypsum board or equivalent applied to the garage side. Disappearing pull down stairway with minimum of ¾" fire-retardant treated structure is permitted.

Floor surface: Garage and carport floor surfaces shall be of approved noncombustible material. That area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids toward the main vehicle entry doorway.

UNDER STAIR PROTECTION Enclosed accessible space under stairs shall have walls protected on the enclosed side with ½" gypsum board.

PORCHES, DECKS, Etc. Over 30" above grade require conforming guardrails.

STAIRS Stairs of 4 risers or more require conforming handrails of a minimum of 34" and a maximum of 38" in height.

Maximum allowable riser height is 7 ¾", minimum allowable tread width is 10" (includes nosing); risers and treads should be uniform throughout stair run. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ¾", except first and last may vary by no greater than ¾".

SANITATION One and two dwelling shall not have less than two exterior hose bibs, with one being located on side or rear of structure. Toilet facilities shall be provided for construction workers and maintained in a safe, sanitary condition.

RESIDENTIAL SMOKE DETECTORS Smoke Detectors are required at each level (including basements and cellars) and shall be located in each bedroom and outside of each bedroom in immediate vicinity. Detectors must be connected to the house A/C wiring and have a battery backup. All detectors must be interconnected so that the activation of one alarm will activate all alarms on the premises. These requirements shall apply to all new construction, additions, remodeling, etc.

Carbon Monoxide detectors must be located within general vicinity of bedrooms and may be powered by battery alone, or combination smoke and carbon monoxide detectors.

ELECTRICAL Branch circuits to ranges, ovens, dryers, etc. must be 4-Conductor.

Counter top receptacles shall be supplied by 2 or more 20 amp branch circuits and must be GFCI, and not connected to outside receptacles and no more than 24", measured horizontally, from a receptacle outlet in that space.

In kitchen & dining areas a receptacle shall be installed at each counter space wider than 12". All kitchen, bathroom, garage, outdoor receptacles, and receptacles within 6' of laundry, utility and wet bar sinks must be GFCI protected.

All bedroom circuits must be protected by an arc-fault circuit interrupter.

Electric panels shall have a minimum 3' clear area from floor to ceiling in front of panel.

Outside disconnect with over-current protection shall be required; the feeder from the disconnect to the panel shall carry an equipment ground within the same cable or conduit as the other conductors, and the neutral at the inside panel shall remain isolated from ground.

All dwelling receptacles must be listed tamper-resistant type.

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