

**Effective January 1, 2026**  
**Department of Building Safety**

**NOTICE OF INDUSTRY**

Building Safety Code and Administrative Updates

Issued by: Leslie Nieber, Building Official  
Fayette County Department of Building Safety  
Effective Dates: January 1, 2026

**1. Georgia State Minimum Code Updates – 2024 Codes with Georgia Amendments**

The State of Georgia has adopted the 2024 International Codes with Georgia Amendments as the minimum statewide construction standards. All construction regulated by Fayette County must comply with the currently adopted Georgia State Minimum Standard Codes.

All permit applications submitted on or after the applicable effective dates must meet the adopted codes in effect at the time of application.

Georgia Department of Community Affairs – State Minimum Codes

<https://dca.georgia.gov/community-assistance/construction-codes/current-state-minimum-codes-construction>

To assist applicants with compliance under the 2024 codes and Georgia Amendments, Fayette County has published a list of common inspection turndowns that frequently result in inspection failures or delays. Applicants are strongly encouraged to review this information prior to requesting inspections.

Fayette County Common Inspection Turndowns

[https://fayettecountyga.gov/departments/building\\_safety/inspections/common\\_inspection\\_turndowns.php](https://fayettecountyga.gov/departments/building_safety/inspections/common_inspection_turndowns.php)

**2. Expired Permit Administration – Clarification and Enforcement Guidance**

Fayette County continues to administer expired permits in accordance with existing county ordinance.

Permits approaching expiration will receive notice no less than one hundred twenty (120) days prior to expiration, consistent with established procedures. Where applicable, permit extensions may be requested and evaluated in accordance with the requirements of Fayette County ordinance.

Permit extension requests are subject to an extension fee equal to fifty percent (50%) of the original permit fee. Only one (1) permit extension will be granted per permit under this process.

This notice does not represent a change to the ordinance. It serves as formal clarification and enforcement guidance that the existing expired permit process will be applied consistently and strictly.

Failure to respond to expiration notices, request extensions within the allowable timeframe, or bring permits into compliance may result in permits expiring and enforcement action being taken as authorized by law.

### **3. Homeowner-Builder Affidavit Requirement**

Residential property owners acting as their own contractor are required to submit a Homeowner-Builder Affidavit as part of the permit process.

The affidavit confirms owner responsibility for the project and acknowledges that all work requiring a licensed contractor must still be performed by properly licensed trades. Permits may be placed on hold if required affidavits are missing or incomplete.

### **4. Address Request Process Update**

Effective December 29, 2025, the address request process within the permitting system has been updated.

Permit applications submitted with a parcel number only on or after December 29, 2025 will no longer require a separate address request in SagesGov. Address assignment will be automatically triggered once the permit is issued.

Permits previously issued using a parcel number only and currently on hold pending address assignment must contact the Department of Building Safety.

If a project is at the framing stage and the foundation survey has been submitted and approved, applicants should contact Building Safety for assistance.

Fayette County Building Safety Front Desk  
(770) 305-5103

### **5. Enforcement Authority**

All construction activity is subject to enforcement under the Georgia State Minimum Standard Codes, applicable local ordinances, and state law. Permits may be suspended, revoked, or subject to enforcement action for noncompliance, expired permits, missing documentation, or unsafe conditions.

### **6. Upcoming Contractor Application Process Update**

One additional system improvement is planned and highly anticipated: the updated contractor application process within SagesGov. This enhancement is intended to improve efficiency, accuracy, and overall usability for contractors and applicants.

A separate notice will be issued once this updated contractor application process is finalized and launched.

Thank you for your continued hard work and commitment to safe home construction within Fayette County. My door is always open, and I am only a phone call away should you have any questions or need assistance.

*Leslie Nieber*

**Leslie Nieber, CBCO  
Building Official / Director  
Fayette County Department of Building Safety  
770-305-5403**