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Fayette County, Georgia  
Permits & Inspections Department  
Residential Single Family Dwelling

**" Final Building C.O. "**  
**"The Most Common Code Violations"**

- Visible street address numbers min. 4" high x 1/2" wide.
- Home & grade to be completely finished.
- Final grade to fall a min. of 6" within the first 10' away from foundation (including under decks and framed porches) and the remaining areas of the lot must not hold water.
- All painting, caulking on exterior completed along with sealing of penetrations, vents, fixtures and around windows set into brick.
- All exterior base flashing and counter flashing installed where required by code.
- Brick weep holes installed to code.
- Drip edge (with a bottom edge projection out from the building) to be installed around the entire perimeter of structure fascia (a drip edge is not metal flashing turned up 90° and projecting out under the shingle edge).
- Patios, driveways and walkways, to be sloped for water drainage.
- All roofing and attic ventilation installed per shingle manufacturer instructions and complete. The toe boards removed and penetrations sealed and exposed roofing nail heads properly sealed.
- Spray foam insulation products used for attic rafter insulation must take in consideration of shingle manufacturer instructions for warranty.
- Exterior & interior handrails, guardrails and step risers to meet code (handrails to be a min. of 34" and a max. of 38" measured from the front nosing (vertical measurement) of all treads to the top of handrail and a min. of 1.5" of finger room to a max of 4.5" behind the handrail and mounting surface.
- The handrail is to be continuous on one (1) side of the stairway. The handrail starts from first riser tread (bottom of stairs) to the top riser tread landing/floor.
- The handrail is to be continuous when using winders, circular stairs and per code.

Fayette County, Georgia  
"Where Quality is a Lifestyle"...



*This is a non conclusive list of common code violations. The list is offered as a service only and please be aware that other code violations may exist!*



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- Deck ledger board/boards can't be bolted to or through brick. The deck is to be "free standing" per code.
  - Deck ledger board/boards to be attached to wood rim board/boards per codes (we're not talking about brick, just wood to wood attachment).
  - Handrail required at 4 or more step risers (if the guardrail support newel post top is above the required handrail it is considered a non-continuous handrail).
  - The ends of handrail/handrails must have a return.
  - Stairway min. finished headroom height is 6' 8" from nosing of all treads.
  - Enclosed accessible space under stairs shall have walls protected on the enclosed side with 1/2" sheetrock).
  - All stairways, hallways min. widths (finished) not less than 36" or 36"
  - Garage floor surfaces must be of noncombustible materials (if you choose to paint, carpet or use any other materials to cover the garage concrete floor/floors, requires prior approval from Fayette County Permits & Inspections Department Building Official.
  - Garage floors to be sloped per code.
  - Garage door/doors can't open into a bedroom. The door/doors to be a min. 20 minute fire rated, door/doors with glass meet the same code.
  - Attic access opening covers (including pull down stairs, scuttle hole covers) in the garage ceiling, must meet the 20 min. fire rating.
  - At least one exterior door to meet the egress code per dwelling.
  - Floor or landings at exterior door/doors per code (at the top and bottom interior/exterior) some exceptions do apply.
  - Landings min. 36"x 36" in the direction of travel.
  - All bedrooms must have one (1) egress window or door that meets code requirements.
  - Attic insulation must meet code.
  - The attic pull down stair frame to be secured to joist per the manufacturer instructions.
  - The attics pull downstairs opening panel to have weather-stripping and insulation to code.
- CHECK ALL ITEMS LISTED ABOVE BEFORE CALLING FOR A C.O. INSPECTION.
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