



COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

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**Teardown/Build Back, In-Fill Lots, Lot Splits Within Subdivisions,
and Major Additions/Renovations**

Attention Builders:

In order to mitigate the potential negative impacts on adjacent residential properties, Cobb County imposes the following additional requirements to obtain building permits and receive inspections for projects on property that are deemed to be teardown/build back, in-fill lots, lot splits within existing subdivisions, and major additions/renovations:

At time of permitting, applicant must provide:

(NOTE: REQUIREMENTS IN BOLD/ITALICS APPLY ONLY TO TEARDOWN/BUILDBACK PROJECTS)

- Four-sided elevation drawings stamped by a registered State of Ga. Surveyor or Architect that will demonstrate, at a minimum:
 - 1.) The pre-disturbance and proposed post construction mean grade elevation at the front and rear of the proposed structure location.
 - 2.) The mean elevation of the highest most roof structure at the front of the structure.
 - 3.) A measurement is to be provided which demonstrates compliance with the 35 feet height limitation from the final mean grade elevation to the mean elevation of the highest roof structure. Dormers and similar roof extensions are not considered a roof structure in this instance.
- Proposed site/grading/erosion control plan stamped by a registered State of Ga. Surveyor or Civil Engineer that will demonstrate, at a minimum:
 - 1.) Footprint of proposed house, driveway, walkways, deck/patio, retaining walls, and swimming pool/pool deck.
 - 2.) Existing and proposed topography.
 - 3.) 100yr floodplain limit lines, county and state water buffers, Zoning buffers, and public utility easements (drainage, sanitary sewer, water line, septic field & tank, etc.).
 - 4.) Graphic scale, north arrow, total impervious square footage and percentage calculations, and 24-hour emergency contact.
 - 5.) ***Approximate footprint of previous house (if in different location than proposed house).***
 - 6.) ***Existing and proposed spot elevations at the four corners of the proposed house.***

*Note: For houses with proposed increase to the existing topographic elevation greater than four feet at any or all four corners, consultation is required with the associated District Commissioner for its effect on adjacent properties, including but not limited to topographic alteration, building height and stormwater run-off. The Site Plan Review Section will coordinate this consultation.

- Erosion and Sediment Control Division approval of proposed site/grading/erosion control plan.
- Stormwater Management Agency approval of proposed site/grading/erosion control plan.
- Additional documentation/reviews as may be required based on site conditions (as determined by County staff).

After footing and slab inspections but prior to Rough Inspections:

- o An as-built survey or stamped letter, from a surveyor, engineer or architect is to be provided to the Zoning Division that demonstrates that compliance with the 35-foot height limitation has been maintained. (send to: heightverify@cobbcountry.org)
- o Once the Zoning Division determines that the as-built survey or letter is following the height requirements, a Zoning compliance inspection must be scheduled with the building inspector.
- o The inspector will determine if the approved documents match the construction in the field prior to passing the Zoning compliance inspection.

Prior to Final Inspection:

- o ***An as-built topographic survey that demonstrates that the approved house corner elevations have not been exceeded. The survey must include a statement that the survey was performed after the completion of final site grading. (send to: gradeverify@cobbcountry.org)***

*Note: If the as-built survey demonstrates that the ground elevations at any or all four corners was raised by four feet or more despite approval for less, consultation will be required with the associated District Commissioner for its effect on adjacent properties, including but not limited to topographic alteration, building height and stormwater run-off. The site plan must be revised to reflect the as-built topography. The Site Plan Review Section will coordinate this consultation.

If the ground elevations at any or all four corners was approved to be raised to a specific height above four feet, but the as-built survey demonstrates that the approved elevations were exceeded, an additional consultation will be required with the associated District Commissioner for its effect on adjacent properties, including but not limited to topographic alteration, building height and stormwater run-off. The site plan must be revised to reflect the as-built topography. The Site Plan Review Section will coordinate this additional consultation.

Final Building Inspection:

- o Building height will be measured again to verify compliance with height requirements.

The following certification must be submitted to the Site Plan Review Section prior to the issuance of the building permit:

I, [print clearly] _____, as builder of the property listed below, do hereby certify that I have read and understand the preceding information regarding building height permitting and verification procedures. I acknowledge that any deviation from these procedures or schedule may result in a delay of the issuance of the Certificate of Occupancy for this project.

 Builder Signature

 Date

 Building Permit #

 Project Address