



COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

Mailing Address:
P.O. Box 649
Marietta, GA 30061-0649

Physical Address:
1150 Powder Springs St. Suite 400
Marietta, GA 30064

Kevin Gobble, CBO
Development & Inspections Division Manager

3rd Party Provider Q&A

1. Does Cobb County applicants to use third party plan reviewers and inspectors during building construction projects?

Yes, OCGA 8-2-26 (g) allows applicants for building permits to use a private professional provider (PPP) to provide plan review or building inspections services for their construction project for compliance with the adopted Cobb County building codes, state amendments, and local ordinances.

2. What is a private professional provider (PPP)?

A PPP is an architect or engineer registered in the state of Georgia and pre-authorized by Cobb County to review plans or inspector building construction projects for adherence and compliance with the adopted Cobb County building codes, state amendments, and local ordinances.

3. For what Codes, can a PPP inspect?

A PPP is authorized to review plans or inspect building construction projects for compliance with the Cobb County Construction Code.

For a project reviewed or inspected by a PPP Cobb County will continue to review and inspect for adherence to the following:

- Zoning Code;
- Codes applicable to fire prevention, life safety and access by persons with a disability;
- Water, sewer and stormwater requirements; and, or
- Site development and erosion control.

4. Will Cobb County issue building permits and certificates of occupancy for projects reviewed or inspected by a PPP?

The Cobb County Community Development office retains the regulatory responsibility for issuing building permits and certificates of occupancy for all projects.

5. What documentation does an applicant need to provide to utilize a PPP to perform reviews or inspections on a project?

The applicant will need to provide the following documents:



COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

- A completed copy of the application packet;
- Copy of the applicant's driver's license;
- Copy of the applicant's liability insurance;
- Copy of applicants ICC certifications;
- Copy of applicant's state license; and
- Copy of applicant's resume or CV.

6. What will the county inspect if an applicant elects to use a PPP for building code inspections?

Cobb County will need to perform all inspections for utility releases. The County also reserves the right to check the job site at any time during the duration of the project. The County also has the right to deny any engineer reports that they feel do not meet the County Code.

7. Is a PPP required to carry insurance?

Every PPP offering plan review or inspection services must maintain insurance coverage as required in OCGA -8-2-26 (g)(11)