



REQUEST FOR INSPECTIONS WAIVER
TO BE COMPLETED ONLY BY OWNER-OCCUPANT OF SUBJECT PROPERTY
YOU WILL NOT RECEIVE A CERTIFICATE OF OCCUPANCY.

Inspections are strongly encouraged. Failure to have structures inspected can cause issues with insurance and mortgage companies.

- 1. Definitions.
a. "Construction" includes work covered by all current mandatory codes as adopted by Georgia's Department of Community Affairs.
b. "Dwelling" means any building that contains one- or two-dwelling units used, intended, or designed to be occupied for living purposes.
c. "Owner-occupant" means the occupant of a dwelling who also holds title to the same dwelling.
2. The owner-occupant of a dwelling where construction is to take place may waive inspections for construction accomplished within the scope of a valid permit.
3. A landowner who holds title to the land where a structure is to be located may waive inspections for construction accomplished within the scope of a valid permit for any accessory structure.
4. Notwithstanding however, the following inspections shall not be waived. This list is not to be interpreted as being all-inclusive. Inspections may be waived only under expressed conditions.
a. Inspections on construction accomplished on or within structures covered by the current IBC edition with Georgia amendments shall not be waived.
b. Inspections associated with the installation of Manufactured Housing shall not be waived.
c. Inspections on construction accomplished in any dwelling unit which is rented or leased shall not be waived.
5. Connection or disconnection of utilities.
a. Inspections on construction which requires the connection or disconnection of utility service shall not be waived.
b. Inspections on construction which requires the connection or disconnection of utility service may be conducted by a licensed contractor under O.C.G.A. §43-14-1 et al.
6. An inspection waiver form must be signed by the owner-occupant, witnessed by a designated official, and submitted for record to the Oglethorpe County Board of Commissioners.
7. Nothing in this subsection shall be construed to authorize violation of
a. O.C.G.A. § 43-14-1 et al., which covers professional licensing requirements in Georgia;
b. O.C.G.A. § 8-2-20 et al., which covers the mandatory minimum standards for construction statewide; or
c. The Oglethorpe County Unified Development Code.
8. The Building Official is not authorized to conduct inspections on construction which is covered by an inspection waiver.
9. An applicant is required to notify the Board of Commissioners within 5 business days of completion of construction.
10. A Certificate of Occupancy/Completion WILL NOT be issued.

I have read and understand the Inspection Waiver information. Further, I understand and agree to comply with Georgia mandatory minimum standards for construction and the Oglethorpe UDC.

Owner-Applicant Name: _____ Date: _____

Address of Project: _____

Signature of Owner-Applicant: _____

Notarization is not required if owner-applicant signs form in presence of Building Official or Designee.

In the State of _____, County of _____
The foregoing document was witnessed to me on this _____(day) of _____(month), 20____ by _____(name of signer).

___ Personally Known ___ Provided Identification

Seal

Signature of Notary