

2025 CODE AMENDMENTS

Official Code of Cobb County Part I. – Chapter 18

Package I

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Board of Commissioners Public Hearing Dates

November 12, 2025 – 9:00 a.m.

November 20, 2025 – 6:00 p.m.

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Chapter 18—BUILDING REGULATIONS

ARTICLE II. – ADMINISTRATION AND ENFORCEMENT

DIVISION 1. – GENERALLY

The Official Code of Cobb County, Georgia, is amended by adding a section numbered Section 18-28 to read as follows:

Sec. 18-28. - Reserved. Authorization for Technical Assistance in Building Code Compliance

- (a) Purpose. This section will establish procedures for obtaining and managing technical assistance to evaluate compliance with the Code and to determine the acceptability of technologies, processes, facilities, materials and uses related to building design, operation and compliance inspections conducted by the Development and Inspections Division.

- (b) Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Technical Assistance shall mean the support and guidance provided by professionals to local governments, building professionals, and citizens regarding the state's construction codes.

Georgia Design Professional shall mean individuals registered or licensed to practice specific design professions such as architecture, engineering, or landscape architecture. These professionals are regulated by the State Professional Licensing Boards Division.

Third Party Services shall mean any approved person or entity registered and licensed as design professionals within the state of Georgia.

- (c) Authority of the Chief Building Official

- (1) When necessary due to the complexity of the project, the Chief Building Official is authorized to charge a fee to the applicant for the cost of engineering analyses, technical opinions, reports, or other determinations of code compliance as deemed necessary for the design operation or use of any building or premises subject to inspection or permitting by the Development and Inspections Division.
- (2) Any such report determined necessary shall be prepared by a qualified professional selected by the Chief Building Official as determined by the expertise necessary for the project. The Building Official may enter into retainer agreements to fix scopes of service and hourly compensation rates for technical assistance providers with the approval of the County Manager if under the formal sealed bid limit. Agreements above the formal sealed bid limit must follow standard procurement processes.
- (3) Upon receipt of the required report or analysis, the Chief Building Official shall review it and decide whether the proposed design, occupancy, process, or approach complies with the minimum intent of the applicable Building Code and referenced standards. A written

determination shall be made to the applicant or owner; a record of the decision will be noted in the department's records.

(d) Engagement and Direction of Technical Assistance. Any person, firm, or company engaged to provide technical assistance shall operate under the direction of the county through the Chief Building Official regarding the scope of work and reporting requirements.

(e) Fee Collection and Use. The need for technical assistance shall be determined at time of application submission. The costs incurred for technical assistance shall be collected as part of the permit fee. Funds collected for technical assistance from the applicant shall be deposited into the Development and Inspections Division's Professional Services Account to pay the third-party service invoices as incurred.

Secs. 18-289—18-35. - Reserved.

ARTICLE X. – SWIMMING POOLS AND WASTEWATER DISCHARGES

The Official Code of Cobb County, Georgia, is amended by adding a section numbered Section 18-301.1 to read as follows:

Sec. 18-301.1. – Swimming Pool Contractor

(a) Definitions.

Pool Builder shall mean any person/entity applying for a permit to build a pool.

General Contractors License shall mean a state of Georgia certified general contractor's license.

Approved Pool Builder Certification shall mean a certification approved by the Chief Building Official in lieu of a general contractors license.

(b) Cobb County shall require all pool contractors to obtain a general contractor's license or an approved pool builder certification in order to be issued a pool permit.

(c) No person or entity shall commence construction of a pool or spa without first obtaining a valid Cobb County permit. Pool Builders wishing to obtain a permit must hold a valid general contractor's license from the state of Georgia or a pool builder certification as approved by the Chief Building Official.

(d) The Chief Building Official, or its designee, shall hold the authority to approve or deny pool builder certifications.

(e) An Applicant for a pool permit shall submit all necessary documentation, including a copy of a valid state of Georgia general contractor's license or approved pool builder certification, as well as a copy of a valid business license upon submittal.

ARTICLE XIII. - DEVELOPMENT BLASTING

Section 18-361 of the Official Code of Cobb County, Georgia, is amended, to read as follows:

Sec. 18-361. - Blasting permit issuance; standard permit conditions.

...

- (d) *Standard conditions.* The following provisions constitute the standard conditions applicable to development blasting permits:
- (1) County staff has the right to enter upon the property and complete all necessary inspections related to the blasting activity or in response to complaints resulting from the blasting activity.
 - (2) Hours of blasting activity: 10:00 a.m. through 4:00 p.m., Monday through Friday. No weekends, no state holidays, and no federal holidays.
 - (3) The permit is issued to the user identified in the application and allows the blaster identified in the application to conduct the blasting activity. If the blaster identified in the application changes subsequent to the application submittal or after the permit is issued, then the user must notify the County as to the name, address, contact information and registration requirements of the replacement blaster prior to detonation of blasts by the replacement blaster.
 - (4) The responsible user, blaster and engineer or engineer's designee, identified in the permit application, must be on site during all phases of the physical blast preparation (drilling holes, etc.) and detonation activity.
 - (5) Where required by the director, no detonation of explosives (blasting) may occur without appropriate county staff on site.
 - (6) Notice of the exact blast time and date must be provided to the Cobb County Department of Public Safety one hour prior to the blast.
 - (7) A blasting permit is issued to the user and is not transferable.
 - (8) A record of each blast must be maintained in accordance with Chapter 120-3-10 of the Rules and Regulations of the Safety Fire Commissioner of Georgia and per O.C.G.A. §§ 25-2-4, 25-2-17 and 25-8-9. Records shall be made available to the director upon request.
 - (9) A permit is valid for 90 days from date of issuance, unless otherwise specifically stated on the face of the permit. Permit extensions are allowed as determined by the director.
 - (10) Issuance of the blasting permit does not relieve the applicant, the user, the blaster or the developer of responsibility for the results of the blasting activity, including the accuracy and adequacy of the blasting plan as implemented in the field.

- (11) The developer is responsible for handling, discharging or settling all damage or annoyance claims resulting from the blasting activity.
- (12) The applicant may be required to execute an escrow agreement and fund a cash escrow account prior to issuance of the blasting permit. The sole purpose of this escrow agreement is to compensate property owners for damage (cosmetic or structural) to their property resulting from the blasting activity. Cobb County will be the escrow agent. Disbursements from the escrow account will be made by the county based upon the decision of the arbiter as a result of binding arbitration proceedings. The applicant is solely responsible for the costs associated with the arbitration proceedings.
- (13) The issuance of the blasting permit is an administrative process designed to make the proper entities aware of the blasting activities and verify qualifications of the applicant.
- (14) At least fourteen (14) calendar days prior to the first scheduled blasting event, the blaster shall:**

- a. Erect or post a weather-resistant sign at the entrance to the development site or at another highly visible location as approved by the Fire Marshal on the application for blasting. The sign shall contain the anticipated dates of blasting activity, contact information for the blaster or user, and a general description of the activity;
- b. Deliver written notice via registered mail to the record owners of all properties with dwellings and/or structures located within one thousand feet, as shown on the most current tax records, of the blast site boundary, as defined in Section 18-358. The notice shall include the anticipated start date of blasting, the expected duration, and contact information for the blaster or user; and,
- c. Maintain a record of all such signage and mailings, including photographs of the sign in place and proof of mailing, and make such records available to the director upon request.