



## SINGLE FAMILY CONSTRUCTION PROCESS

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All construction and building work must be permitted by the Department of Development Services, regardless of the type or size of the activity.

With our new permitting system, Stormwater (Erosion & Sedimentation Control) requirements and the trade contractors working on the project will be included under the umbrella of the Building Permit. This reduces the number of permits our customers need to apply for and track.

Single-Family Umbrella Building Permit applications that include both Trades & Erosion Control are:

- Residential Building New
- Residential Building Addition

Single-Family Umbrella Building Permit applications that include Trades only are:

- Residential Alterations
- Residential Miscellaneous

- **Address approval**

- Check your address with the Department of Development Services

- **Sanitary Sewer Permit**

- Public Sewer Permit Approval -- Apply with the Environmental Services Department
- Or

- Septic Tank Permit Approval -- Apply with the Jefferson County Department of Health (State agency)

- **Driveway & Right-Of-Way Excavation Permits** (Roads and Transportation Department)

- Driveway Permit (if applicable)
  - ROW Excavation Permit (if applicable)

- **Zoning and Property Information**

Check your property zone with the Department of Development Services.

- Zoning
  - Floodplain status
  - Special conditions and setbacks verified

- **Design Your Project and Draw Plans**

- Plans must be clear, legible, and correctly show construction work to be done for the permit.

- **Submit Your Plans**

- Submit your architectural plans electronically to Department of Development Services.

NOTE: Foundation surveys are now required for Residential New Construction Permit.



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- **Complete the Permit Application**

Apply online at [ePermitJC](#) with Department of Development Services

- Floodplain Permit, if applicable
- Building Permit
  - Residential Building New (Includes Erosion Control, Plumbing, Electrical, and Gas)
  - Residential Building Addition (Includes Erosion Control, Plumbing, Electrical, and Gas)

- **Permit Application Review for Completeness**

- Staff reviews the application for sufficiency and confirms all the attachments needed are part of the submitted application.

- **Permit Architectural Drawings Review**

- Staff review the architectural drawings for compliance with the adopted Building, Electrical, Plumbing, and Gas codes, and any other applicable County or State laws.

- **Permit Issuance**

- Permit is issued to applicant, and construction must begin within six (6) months. Inspection requests may be made online at [ePermitJC](#), or using Selectron SelecTXT. Failed inspections will incur a charge that may be paid at [ePermitJC](#). The failed inspection fee must be paid before any new inspection requests are made to the County.

- **Final Inspection**

- The final inspection for the issued Residential New Construction Permit is completed, and the Certificate of Occupancy (CO) is ready for review and issuance by staff.

- **Certificate of Occupancy**

- The Certificate of Occupancy (CO) is ready for the applicant to download online from [ePermitJC](#). Hardcopies are available for a fee from Development Services.

**Note:** You still need to obtain a separate permit for any low voltage work included in the scope of your application. The contractor must have Alabama State Fire Alarm Certification (Telephones, fire and security systems, closed-circuit and cable television, etc.)