STATE LICENSING BOARD FOR RESIDENTIAL AND GENERAL CONTRACTORS

License Definitions

Residential Contractor Division	General Contractor Division
RESIDENTIAL BASIC AND RESIDENTIAL LIGHT COMMERCIAL **OCGA § 43-41-2 (9)** "Residential contractor" means any contractor who may contract for, undertake to perform, submit a bid or a proposal or otherwise offer to perform, and perform any activity or work as a contractor requiring licensure under this chapter for a fixed price, commission, fee, wage, or other compensation or who undertakes any activity or work on his or her own behalf or for any person or business organization that is not licensed as a licensed residential contractor pursuant to this chapter where such activity or work falls into the category of residential-basic contractor or residential-light commercial contractor as defined in this Code section and where the total value of the work or activity or of the compensation to be received by the contractor for such activity or work, whichever is the higher, exceeds $2,500.00. The term "residential contractor" shall include both a residential-basic contractor and a residential-light commercial contractor, except where otherwise expressly stated. The work or activity performed by a residential contractor may include within its scope any work requiring licensure under Chapter 14 of this title; provided, however, that any work contractually undertaken by a residential contractor in the nature of electrical contracting, plumbing, conditioned air contracting, low voltage contracting, or utility contracting which falls within the licensing requirements of Chapter 14 of this title may not be performed by the residential contractor but shall only be performed by a person who is duly licensed to perform such work under Chapter 14 of this title. **RESIDENTIAL BASIC CONTRACTOR** **OCGA § 43-41-2 (10)** "Residential-basic contractor" means and encompasses a person who performs contractor work or activity relative to detached one-family and two-family residences and one-family townhouses not over three stories in height and their accessory buildings and structures. **RESIDENTIAL-LIGHT COMMERCIAL CONTRACTOR** **OCGA § 43-41-2 (11)** "Residential-light commercial contractor" means and encompasses a person who performs any contractor work or activity performed by a residential-basic contractor and, additionally, shall include such contractor work or activity related to multifamily and multiuse light commercial buildings and structures, and their related accessory buildings and structures, which are less than four stories in height; less than 25,000 square feet in aggregate interior floor space, except as otherwise provided in this chapter; and are constructed of wood or light gauge metal frame, brick veneer, prefabricated, or manufactured type of construction; or are pre-engineered steel buildings not exceeding 50,000 square feet of interior floor space; provided that such buildings or structures are not of the type of building or structure that would constitute a special hazard to property or to life and safety of persons as defined in subparagraphs (A), (C), (D), (E), (F), (G), (G.1), (H), (I), and (J) and subparagraph (B), as it applies to a building of four or more stories, of paragraph (1) of subsection (b) of Code Section 25-2-13.	**GENERAL CONTRACTOR (commercial projects)** **OCGA § 43-41-2 (5)** "General contractor" means a contractor whose services are unlimited as to the type of work which he or she may do, subject to the financial limitations as may be imposed by a subclassification created pursuant to paragraph (8) of subsection (b) of Code Section 43-41-5, and who may contract for, undertake to perform, submit a bid or a proposal or otherwise offer to perform, and perform any activity or work as a contractor requiring licensure under this chapter including within its scope any work requiring licensure under Chapter 14 of this title; provided, however, that any work contractually undertaken by a general contractor in the nature of electrical contracting, plumbing, conditioned air contracting, low voltage contracting, or utility contracting which falls within the licensing requirements of Chapter 14 of this title may not be performed by the general contractor but shall only be performed by a person who is duly licensed to perform such work under Chapter 14 of this title. The construction of all private, commercial, institutional, industrial, public, and other buildings and structures under contract with or engagement directly by an owner shall be undertaken by a general contractor, except as otherwise expressly set forth in or excluded from operation of this chapter.

OCGA § 25-2-13

(b) (1) Certain buildings and structures, because of construction or use, may constitute a special hazard to property or to the life and safety of persons on account of fire or panic from fear of fire. Buildings constructed or used in the following manner present such a special hazard:

(A) Buildings or structures more than three stories in height; provided, however, that nothing in this Code section shall apply to any individually owned residential unit within any such building;

(B) Any building three or more stories in height and used as a residence by three or more families, with individual cooking and bathroom facilities for each family; provided, however, that nothing in this Code section shall apply to any individually owned residential unit within any such building;

(C) Any building in which there are more than 15 sleeping accommodations for hire, with or without meals but without individual cooking facilities, whether designated as a hotel, motel, inn, club, dormitory, rooming or boarding house, or by any other name;

(D) Any building or group of buildings which contain schools and academies for any combination of grades one through 12 having more than 15 children or students in attendance at any given time and all state funded kindergarten programs;

(E) Hospitals, health care centers, mental health institutions, orphanages, nursing homes, convalescent homes, old age homes, jails, prisons, reformatories, and all administrative, public assembly, and academic buildings of colleges, universities, and vocational- technical schools. As used in this subparagraph, the terms "nursing homes," "convalescent homes," and "old age homes" mean any building used for the lodging, personal care, or nursing care on a 24 hour basis of four or more invalids, convalescents, or elderly persons who are not members of the same family;

(F) Racetracks, stadiums, and grandstands;

(G) Theaters, auditoriums, restaurants, bars, lounges, nightclubs, dance halls, recreation halls, and other places of public assembly having an occupant load of 300 or more persons, except that the occupant load shall be 100 or more persons in those buildings where alcoholic beverages are served;

(G.1) Churches having an occupant load of 500 or more persons in a common area or having an occupant load greater than 1,000 persons based on total occupant load of the building or structure;

(H) Department stores and retail mercantile establishments having a gross floor area of 25,000 square feet on any one floor or having three or more floors that are open to the public. For purposes of this subparagraph, shopping centers and malls shall be assessed upon the basis of the entire area covered by the same roof or sharing common walls; provided, however, that nothing in this Code section shall apply to single-story malls or shopping centers subdivided into areas of less than 25,000 square feet by a wall or walls with a two-hour fire resistance rating and where there are unobstructed exit doors in the front and rear of every such individual occupancy which open directly to the outside;

(I) Group day-care homes and day-care centers required to be licensed or commissioned as such by the Department of Early Care and Learning and in which at least seven children receive care. As used in this subparagraph, the term "group day-care home" means a day-care facility subject to licensure by the Department of Early Care and Learning where at least seven but not more than 12 children receive care; and the term "day-care center" means a day-care facility subject to licensure or issuance of a commission by the Department of Early Care and Learning where more than 12 children receive care. Fire safety standards adopted by rules of the Commissioner pursuant to Code Section 25-2-4 which are applicable to group day-care homes and day-care centers shall not require staff-to-child ratios; and

(J) Personal care homes required to be licensed as such by the Department of Human Resources and having at least seven beds for nonfamily adults, and the Commissioner shall, pursuant to Code Section 25-2-4, by rule adopt state minimum fire safety standards for those homes, and any structure constructed as or converted to a personal care home on or after April 15, 1986, shall be deemed to be a proposed building pursuant to subsection (d) of Code Section 25-2-14 and that structure may be required to be furnished with a sprinkler system meeting the standards established by the Commissioner if he deems this necessary for proper fire safety.

Work Experience, Project, and Education Requirements

Residential Contractor Division	General Contractor Division
RESIDENTIAL BASIC CONTRACTOR Applicants must have at least two years of proven experience working as or in the employment of a residential contractor, predominately in the residential-basic category, or other proven experience deemed substantially similar by the Residential Division. Applicants must also have had significant responsibility for the successful performance and completion of at least two projects falling within the residential-basic category in the two years immediately preceding application. **RESIDENTIAL-LIGHT COMMERCIAL CONTRACTOR** Applicants can meet the experience requirement either through a combination of formal education and practical experience or through practical experience alone. Applicants must have either received a baccalaureate degree from an accredited four-year college or university in the field of engineering, architecture, construction management, building construction, or other field acceptable to the division and has at least one year of proven experience working as or in the employment of a residential contractor, general contractor, or other proven experience deemed substantially similar by the division, or has a combination acceptable to the division of academic credits from any accredited college-level courses and proven experience working as or in the employment of a residential contractor, general contractor, or other proven experience deemed substantially similar by the division equaling at least four years in the aggregate. For purposes of this subparagraph, all university, college, junior college, or community college-level courses shall be considered accredited college-level courses; or have a total of at least four years of proven active experience working in a construction industry related field, at least two of which shall have been as or in the employment of a residential contractor, or other proven experience deemed acceptable by the division. Applicants must also have had significant responsibility for the successful performance and completion of at least two projects falling within the residential-light commercial category in the four years immediately preceding application.	**GENERAL CONTRACTOR AND GENERAL CONTRACTOR LIMITED TIER** Applicants can meet the experience requirement either through a combination of formal education and practical experience or through practical experience alone. Applicants must have either received a baccalaureate degree from an accredited four-year college or university in the field of engineering, architecture, construction management, building construction or related-field acceptable to the General Division and one year of work experience as or in the employment of a general contractor or other proven experience deemed substantially similar by the Division; or must have a combination of college-level academic accredited courses and proven practical experience working as or in the employment of a general contractor or other proven experience deemed substantially similar by the Division equaling four years in the aggregate; or must have at least four years of proven active experience working in a construction industry related field, at least two of which shall have been as or in the employment of a general contractor, or other proven experience deemed acceptable by the Division and at least one of which shall have been in or relating to administration, marketing, accounting, estimating, drafting, engineering, supervision, or project management, or functions deemed substantially similar by the Division. Applicants must submit, in support of your experience, at least one commercial project in which you, as supervisor, had general oversight and primary management responsibility for its successful performance and completion within five years of the date of application.

Financial and Insurance Requirements

Residential Contractor Division	General Contractor Division
RESIDENTIAL BASIC CONTRACTOR ▪ Proof of financial responsibility by one of the following: a. Minimum net worth of $25,000 b. Bank Credit Reference Form c. $25,000 Surety Bond d. $25,000 Line of Credit Letter e. $25,000 Letter of Credit ▪ Proof of general liability insurance in a minimum amount of $300,000.00 per occurrence. ▪ Proof of workers' compensation insurance as required by Georgia law (3 or more employees in Georgia) ▪ There are no financial limits to any project contracts. **RESIDENTIAL-LIGHT COMMERCIAL CONTRACTOR** ▪ Proof of financial responsibility by one of the following: a. Minimum net worth of $25,000 b. Bank Credit Reference Form c. $25,000 Surety Bond d. $25,000 Line of Credit Letter e. $25,000 Letter of Credit ▪ Proof of general liability insurance in a minimum amount of $500,000.00 per occurrence. ▪ Proof of workers' compensation insurance as required by Georgia law (3 or more employees in Georgia). ▪ There are no financial limits to any project contracts.	**GENERAL CONTRACTOR** ▪ Must affirm a minimum net worth of $150,000. ▪ Proof of general liability insurance in a minimum amount of $500,000.00 per occurrence. ▪ Proof workers' compensation insurance as required by Georgia law (3 or more employees in Georgia). ▪ There are no financial limits to any project contracts. **GENERAL CONTRACTOR LIMITED TIER** ▪ Must affirm a minimum net worth of $25,000. ▪ Proof of general liability insurance in a minimum amount of $500,000.00 per occurrence. ▪ Proof of workers' compensation insurance as required by Georgia law (3 or more employees in Georgia). ▪ Financial limit as to any contract of no more than one million dollars ($1,000,000).

Examination Requirements

Residential Contractor Division	General Contractor Division
RESIDENTIAL BASIC CONTRACTOR ▪ Georgia Residential Basic Contractor Exam ▪ Georgia Business & Law Exam **RESIDENTIAL-LIGHT COMMERCIAL CONTRACTOR** ▪ Georgia Residential Light Commercial Contractor Exam ▪ Georgia Business & Law Exam	**GENERAL CONTRACTOR and GENERAL CONTRACTOR LIMITED TIER** ▪ NASCLA Accredited Examination for Commercial General Building Contractors ▪ Georgia Business & Law Exam

EXAM FAILURE – If you fail an exam twice, you will be required to wait at least one year after the date of the last exam before submitting a new application to take the exam a third or subsequent time.

PRIOR APPROVAL - Applicants who were previously issued a Georgia license may be eligible to obtain a new license in the same license category without exam, regardless of if the original license was issued based on exam, reciprocity, or exam exemption.

EXAM EXEMPTION (aka GRANDFATHERING) - This is no longer an option. The period for submitting an examination exemption application has ended. See O.C.G.A. § 43-41-17(a), Board Rule 553-2-.01 and 553-2-.07. To become a licensed residential or general contractor, you must meet all current licensure requirements including successful passing of the examination(s).

Reciprocity

Residential Contractor Division	General Contractor Division
RESIDENTIAL BASIC CONTRACTOR ▪ LOUISIANA – Residential Building Contractors license issued by the Louisiana State Licensing Board for Contractors ▪ MISSISSIPPI – Residential Building Contractors license issued by the Mississippi State Board of Contractors ▪ SOUTH CAROLINA – Residential Builders license issued by the South Carolina Residential Builders Commission **RESIDENTIAL-LIGHT COMMERCIAL CONTRACTOR** ▪ Reciprocity not available at this time	**GENERAL CONTRACTOR** ▪ LOUISIANA – Commercial license (Building Construction classification) issued by the Louisiana State Licensing Board for Contractors ▪ MISSISSIPPI – Commercial Contractors license (Building Construction classification) issued by the Mississippi State Board of Contractors **GENERAL CONTRACTOR LIMITED TIER** ▪ Reciprocity not available at this time

To be eligible for reciprocity, the applicant must have held an active license for the past three years that was issued on the basis of examination and has not been penalized by the Board for violations of the law for the past three years.

Reciprocity applicants must take and pass the Georgia Business & Law Exam.

License Type

(applies to Residential Basic, Residential Light Commercial, General Contractor, and General Contractor Limited Tier)

Individual	Qualifying Agent
An individual person seeking issuance of a license in his or her own name for purposes of engaging in the profession of residential or general contracting in his or her own name or doing business as an individual in a trade name as a sole proprietorship. **Please be aware that an individual license will NOT give you the ability to perform work on behalf of ANY business organization**. This includes limited liability companies (LLC) and corporations (INC), even if you are the only owner of the business organization. All financial and insurance requirements for licensure must be in the individual's own name.	An individual person affiliated by ownership or employment seeking to engage in the profession of residential or general contracting in the name of the business organization. The qualifying agent must have final approval authority for all construction work performed by the business organization or entity within the State of Georgia and must have final approval authority on all construction matters, including contracts and contract performance and financial affairs related to such construction matters, for each construction job for which his or her license was used to obtain the building permit. All financial and insurance requirements for licensure must be in the business organization's name.

Exemptions from Licensure

Exemptions from licensure may be found in O.C.G.A. § 43-41-17. These include repair work as specified in the law, barn and agricultural use buildings, licensed contractors referenced in O.C.G.A. § 43-14 (electrical, mechanical, plumbing and utility), DOT Pre-qualified contractors and specialty contractors. Specialty / license-exempt Work.