

**RABUN COUNTY, GEORGIA
BUILDING PERMIT
APPLICATION**

Date: _____

Contact: _____ Contact Phone: _____

Project Location: _____

Directions to Location: _____

Property Owner: _____ Phone: _____

Owner Mailing Address: _____

Contractor: _____ Phone: _____

Contractor Address: _____ Parcel _____

Lot Size: _____ Plat Included: _____

Type of building: Residence () Commercial () Other () Type: _____

Basement: None () Crawl () Full () Unfinished ()

Heating: None () Central () Air Conditioning () Type: _____

No. Fireplaces: _____ No. Bedrooms: _____ No. Baths: _____

Materials used in construction of: Outside Wall: _____

Roof: _____ Floors: _____ Interior: _____

ESTIMATE OF COST: _____

Startup: _____ Finish: _____ Health Permit: _____

Applicant is required to bring a Septic Permit from the Rabun County Department of Public Health.

I will report to the Rabun County Tax Assessors Office in the Courthouse when work is completed. Setback lines are 15 feet from the property lines, 25 feet from road right-of-ways; fifty (50) feet from center line of 45KV-69KV power lines; and 75 feet from center line if greater than 69KV power lines.

I also agree to comply with all Department of Natural Resources setbacks for designated state waters; and any F.E.M.A. setbacks for floodplain or floodway. I understand that it is my responsibility not to violate any county ordinance or STATE Law.

- (1) Zoning: _____ Sub-Division Approval: _____
- (2) Construction must conform to I.C.C. standards.
- (3) Must put up necessary deterrents to soil erosion and siltation.
- (4) Any special conditions.

Applicant _____ Zoning Officer _____

NOTICE TO ALL APPLICANTS FOR RABUN COUNTY BUILDING PERMITS

Effective May 24, 2006 copies of the following items will be required prior to the issuance of a building permit by Rabun County:

1. Building permit application (available at office)
2. Plat of the lot or land parcel
3. The location of the proposed building on the said lot or parcel
4. Plans for the proposed building to include elevation
5. Approved septic system permit
6. Contractor's state license number or a homeowner's affidavit if you are building structure

Permit applicant and/or property owner will be responsible for compliance with all federal, state and county regulations regarding building setbacks, grading setbacks, soil erosion plans and maximum height allowances.

Failure to comply with these regulations will result in enforcement action being taken.

DATE _____

OWNER _____

CONTRACTOR _____

1. _____ [] SIDE AND REAR SETBACK LINES ARE 15 FEET FROM PROPERTY LINES.
2. _____ [] FRONT SETBACK LINES ARE 25 FEET FROM ROAD RIGHT-OF-WAYS.
3. _____ [] SETBACK FROM STATEWATERS ARE 25 FEET FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.
4. _____ [] SETBACK FROM TROUT WATERS ARE 50 FEET FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.
5. _____ [] THE HIGHEST LIVING FLOOR HEIGHT OF ALL BUILDINGS AND STRUCTURES IN ALL USE DISTRICTS CANNOT EXCEED 26 FEET. THE OVERALL BUILDING HEIGHT OF ANY SINGLE-FAMILY RESIDENTIAL OR COMMERCIAL BUILDING OR STRUCTURE CANNOT EXCEED 40 FEET.
6. _____ [] ALL AREAS OF ERODIBLE EARTH MATERIAL SHALL BE EXPOSED NO LONGER THAN SEVEN DAYS BEFORE THE AREA IS STABILIZED WITH GRASS, STRAW, MULCH AND SEED OR A COMBINATION OF THESE.

Each of the six items above must be initialed by property owner and checked off by a member of the Planning and Zoning Department

I also agree to comply with all Department of Natural Resources, F.E.M.A., state laws and Rabun County ordinances.

APPLICANT _____ DATE _____ ZONING OFFICER _____ DATE _____