

RABUN COUNTY, GEORGIA  
BUILDING PERMIT  
APPLICATION

No.

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 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 \_\_\_\_\_

RABUN COUNTY PLANNING AND ZONING OFFICE

18 Old Raco High Dr. Suite 102

CLAYTON, GA 30525

TELEPHONE: 706-782-1579 FAX: 706-212-2701

**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.
7. \_\_\_\_\_ [ ] THE MINIMUM SQUARE FOOTAGE OF A DWELLING SHALL BE 672 SQUARE FEET OF HEATED FLOOR SPACE.

Each of the 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
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