

# RABUN COUNTY

## CHECKLIST FOR NEW CONSTRUCTION

1. Obtain a Rabun County Health Department permit for sewage system.
2. Acquire a building permit from Rabun County Planning & Zoning office. (Need plat of lot, with location of new house drawn on it. The house must be located twenty-five (25) feet from any road right of way and fifteen (15) feet from side and rear property lines.
3. Obtain a driveway permit from Rabun County Board of Commissioners, if constructing a driveway and property is located adjacent to a county road.
4. Proper soil erosion measures must be taken to prevent siltation runoff, for example: silt fences, hay bales, sediment basins. For assistance in preparing site, please call Rabun County Planning & Zoning office at 706-782-1579. This is a free service provided by the County.
5. A soil erosion and sedimentation plan must be filed with Rabun County Marshal/Soil Erosion officer and be approved if project has more than one disturbed acre.
6. All Department of Natural Resources and Federal Emergency Management Agency (FEMA) guidelines must be met, for example: DNR setbacks from trout streams are fifty (50) feet for residential construction and fifty (50) feet for commercial construction. If encroaching within 50-foot buffer, a variance must be obtained from the DNR.
7. Obtain a 911 number from Rabun County Mapping Department (706)782-7579, located at Rabun County EMS building at the Clayton Fire Department.
8. All Georgia Power lease lots must adhere to Georgia Power rules and regulations.

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, 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 & Zoning Office

18 Old Raco High D. \* Suite 102\* Clayton, Ga 30525

## HOMEOWNER/BUILDER AFFIDAVIT

The state of Georgia has mandated that all residential contractors be licensed effective on or after July, 2008. However, there is an exemption to this law that allows you, as the property owner, to act as your own contractor without a license. The construction must be intended for your own use or occupancy, and you must not have sold a building or structure that you constructed and acted as contractor within the prior 24 months. In acting as your own contractor, you are responsible for the supervision and management of all work that is not performed by a licensed contractor.

Please familiarize yourself with the appropriate codes and laws to insure that all work will be done properly. In the event you feel you are unable to comply with the requirements as stated, it will be necessary for you to hire a licensed contractor to complete the job in compliance with all building codes and ordinances in effect.

By signing this statement as your own contractor, you acknowledge you have received a copy of this exemption, and have read and agree to the restrictions.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Permit number