### 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:						
	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 construc	tion of: Outside Wall:					
Roof:	Floors: Interior:					
Startup:	Finish: Health Permit:					
	ring a Septic Permit from the Rabun County Department of Public Health.					
Setback lines are 15 feet fro	County Tax Assessors Office in the Courthouse when work is completed.  om the property lines, 25 feet from road right-of-ways, 50 feet from center line  s, and 75 feet from center line if greater than 69KV power lines.					
	all Department of Natural Resources setbacks for designated state waters, for floodplain or floodway. I understand that it is my responsibility not to violate tate law.					
(1) Zoning:	1) Zoning: Sub-Division Approval:					
<ul> <li>(2) Construction must conform to I.C.C. standards.</li> <li>(3) Must put up necessary deterrents to soil erosion and siltation.</li> <li>(4) Any special conditions.</li> </ul>						
ApplicantZoning 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

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

- 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.

DATE	<u></u>				
OWNE	R	·			
CONTE	RACTOR				
1.	[	] SIDE AND REAR SETE	BACK LINES ARE 15 FEET FF	ROM PROPERTY LINES.	
2.		] FRONT SETBACK LINI	ES ARE 25 FEET FROM ROA	D RIGHT-OF-WAYS.	
3.			TEWATERS ARE 25 FEET FR STREAM FLOW OR WAVE AC		3ETATION
4.	HAS BEEN W	] SETBACK FROM TRO RESTED BY NORMAL S	UT WATERS ARE 50 FEET F STREAM FLOW OR WAVE AC	ROM THE POINT WHERE VE CTION.	GETATION
5.	DESTRICTS	CANNOT EXCEED 26 FE	FLOOR HEIGHT OF ALL BUI EET. THE OVERALL BUILDII ILDING OR STRUCTURE CAN	NG HEIGHT OF ANY SINGLE	
6.	SEVEN DAYS		IBLE EARTH MATERIAL SHA S STABILIZED WITH GRASS, S		
7.	HEATED FLO		RE FOOTAGE OF A DWELLIN	NG SHALL BE 672 SQUARE F	EET OF
Each o Depart		ve must be initialed by pr	operty owner and checked off	by a member of the Planning a	and Zoning
l also a ordinar		with all Department of N	atural Resources, F.E.M.A., sta	ate laws and Rabun County	
ΔΡΡΙΙ	TANT	DATE	ZONING OFFICER	DATE	-



# 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	
Parmit number	<u> </u>