RABUN COUNTY CHECK LIST FOR NEW CONSTRUCTION

- 1. Obtain 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.

RABUN COUNTY, GEORGIA

BUILDING PERMIT APPLICATION

Date:		
Contact:		Contact Phone:
Project Location:		
Directions to Location:		
" '		Phone:
<u>. </u>		
Contractor:	A COLUMN AND AND AND AND AND AND AND AND AND AN	Phone:
Contractor Address:		Parcel:
Lot Size:		Plat Included:
Type of Building: Residence	ce () Commerc	cial () Other () Type:
Basement: None ()	Crawl ()	Full () Unfinished ()
Heating: None ()	Central ()	Air Conditioning () Type
No. Fireplaces:	No. Bedroo	oms: 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	n the Rabun County Department of Public Health.
I will report to the Rabun Cou	nty Tax Assessors Offic	ce when work is completed.
Setback lines are 15 feet from p 45KV-69KV power lines, and 2	property lines, 25 feet f 75 feet from centerline	from road right-of-ways, 50 feet from centerline of e of power lines greater than 69KV.
I also agree to comply with all I and any F.E.M.A. setbacks for f violate any County ordinance of	loodplain or floodway	ll Resources setbacks for designated state waters, y. I understand that it is my responsibility not to
	Sub-I	Division Approval:
\ /	conform to I.C.C. star	
(3) Must put up necess(4) Any special condition	ary deterrents to soil e ons.	HOSION AND SILLAUON.
(-,1 - <u>F</u>		
Applicant	\mathbf{Z}	oning 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:

Permit applicant and/or property owner will be responsible for compliance with all federal, state and county regulations

- 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

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. $_[]$ SETBACK FROM STATEWATERS ARE 25 FEET FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. I SETBACK FROM TROUT WATERS ARE 50 FEET FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. [] THE HIGHEST LIVING FLOOR HEIGHT OF ALL BUILDINGS AND STRUCTURES IN ALL USE DESTRICTS CANNOT EXCEED 26 FEET. THE OVERALL BUILDING HEIGHT OF ANY SINGLE-FAMILY RESIDENTIAL OR COMMERCIAL BUILDING OR STRUCTURE CANNOT EXCEED 40 FEET. 1 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. THE MINIMUM SQUARE FOOTAGE OF A DWELLING SHALL BE 672 SQUARE FEET OF 7. 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. DATE ZONING OFFICER DATE **APPLICANT**



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	