

RESIDENTIAL GUIDELINES

Building permits must be obtained BEFORE construction begins.

Building permits are valid for 180 days from the date of issue. You must notify the Planning Office if you require an extension.

A homeowner may act as general contractor and/or perform their own electrical, plumbing, or mechanical services provided a signed affidavit is on file.

Applicants/contractors must call for inspections as required. You must call before 4:00 pm for next day inspection. We do not guarantee time slots.

If you fail the same inspection twice; if you are not ready for requested inspection; or if the inspector cannot access the site, you may be charged a \$75 reinspection fee.

If you are using a metal building as a shell for your residence, the structure must be approved for residential use and an engineer stamped plan set will be required.

Only one residence (house or manufactured home) is allowed on any parcel of land.

Stick-built homes in the ARR zone must be a minimum of 1000 sq ft. In R-1 zones, homes must be a minimum of 2000 sq ft with no less than 1500 sq ft on the main floor.

Accessory structures and outbuildings are not to be used as dwellings and will not be permitted as such.

RVs, campers, travel trailers and the like are temporary dwellings and power poles/utilities will not be provided for such. Camping in recreational vehicles is allowed for no more than 90 days.

Any addition, driveway, garage, deck, or outbuilding may not be built over the septic tank, drain fields, or replacement area.

Lots located in the ARR zone must be at least 2 acres to build upon unless otherwise approved by the Planning Office.

All structures in the ARR zone must be set back a minimum of 70' from the center of any road right of way. Side and rear property setbacks are 30'.

Land disturbing activities are prohibited within 25' of any natural body of water.

If you sawmill the lumber for your project, it must be identified by a grade mark or written certification of an approved lumber grading/inspection agency. Grade mark must be visible or certification presented to the inspector.

A certificate of occupancy must be issued before a person can take residence in the home.

IS YOUR APPLICATION PACKET COMPLETE?

Did you include:

- Completed application including building, electrical, plumbing, and mechanical contractor information?
- A copy of your land plat showing the locations of the new residence, septic tank, well, easements, driveway, and any other existing buildings?
- A copy of your house plan?
- Septic tank approval/permit from Banks County Environmental Health?
- A homeowner affidavit (if you are doing your own work)?

IS YOUR BUILD SITE READY?

- Is your driveway in place and marked for addressing?
- Have you installed a permit box on-site?
- Is there a portable toilet available?
- Have you installed erosion control?



RESIDENTIAL BUILDING APPLICATION

Building Inspection Office
150 Hudson Ridge Suite 4
Homer, Georgia 30547
Office: 706.677.4272
www.bankscountyga.org

Permit # _____

Map/Parcel # _____

Acreage _____

Property Owner _____ Phone # _____

Construction Address [#####] _____

Applicant _____ Phone # _____

General Contractor _____ Phone # _____

Address _____ City _____ State _____ Zip _____

State License Number _____ Exp. _____

Property Owner

Email Address (for inspection reports) _____

Dwelling Information

Type of Build: Traditional Stick- Built Build-out inside Metal Structure * *(*Please provide site specific PEMB infographic or plan)*

Foundation Type: Slab Crawl Space Basement

Bedrooms _____ Bathrooms _____ # Floors _____

Heated Sq. Footage _____ Unheated Sq. Footage _____ Total _____

Fireplace? Yes No Basement? Yes No Bsmt Finished? Yes No

Estimated Cost of Construction \$ _____

Electric Service Information

Contractor _____ Phone # _____

Address _____ City _____ State _____ Zip _____

State License Number _____ Exp. _____

Property Owner

Electric Service Provider: Jackson EMC GA Power Hart EMC

Voltage/Amps _____

Plumbing Information

Contractor _____ Phone # _____

Address _____ City _____ State _____ Zip _____

State License Number _____ Exp. _____

Property Owner

#

Toilets _____ Tubs _____ Showers _____ Sinks _____ Washing Machines _____ Floor Drains _____

Hose Bibs _____ Water Heater _____ Dishwasher _____ Garbage Disposal _____

Other _____

Well Public Water System

Septic Public Sewer System

Mechanical Information

N/A

Contractor _____ Phone # _____

Address _____ City _____ State _____ Zip _____

State License Number _____ Exp. _____

Property Owner

Type of Heat _____ Tons _____

Type of Cooling _____ Tons _____

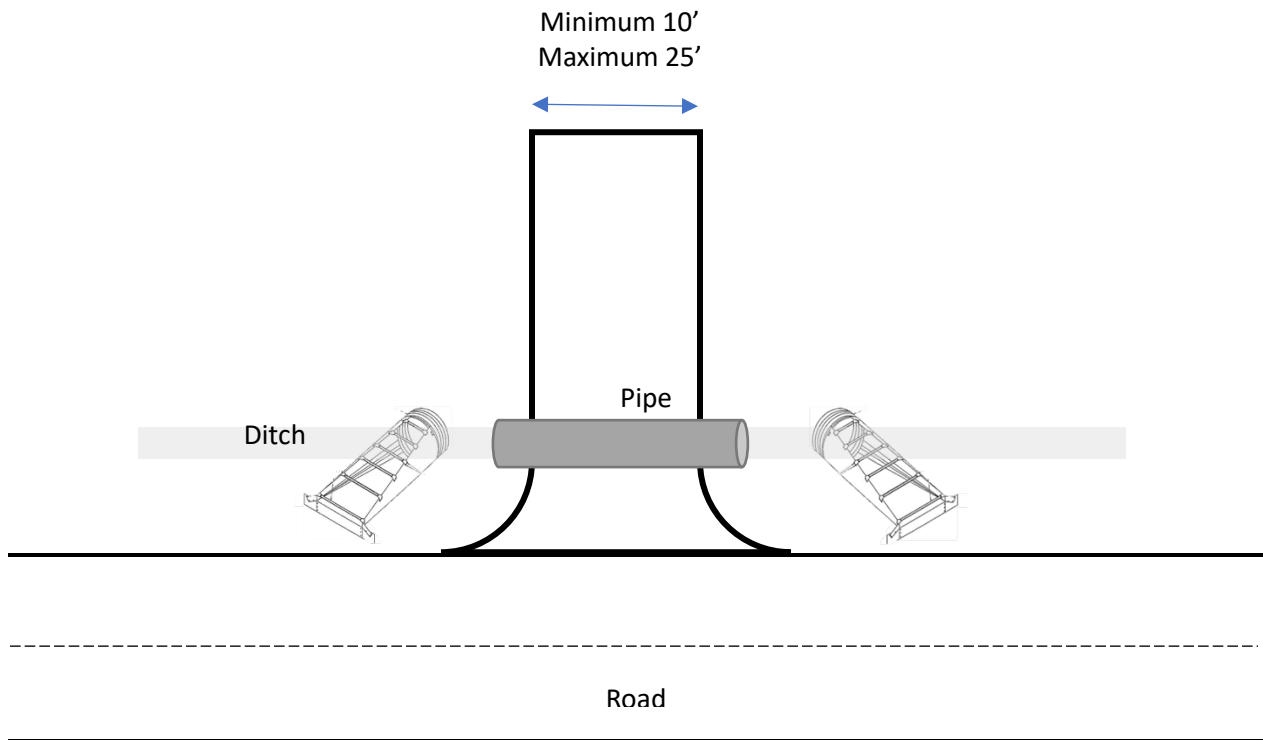
Application is hereby made according to the laws and resolutions of Banks County to perform the above listed work. If a permit is issued, I agree to conform to all laws and resolutions regulating the same. By my signature below, I certify that the application and any attached data is correct. Permits are issued on Good Faith that the construction of the residence shall be in compliance with all local, state, and international residential codes. Banks County has the right to revoke or suspend permits in the event that structure is found to be non-compliant.

Property Owner or Applicant

Date

Driveway Requirements

1. The pipe shall be GA DOT standard 1030D (or as specified in the Banks County Development Regulations) at a minimum 20 feet long and 18 inches in diameter with 1 foot of cover over pipe.
2. Existing surface flow should remain.
3. No headwalls to be constructed on pipe.
4. The inlet and outlet end of all driveway culverts shall have safety flared end-sections that meet the standards of GA DOT 1120 or 1125.
5. No brick or other hazardous type mailbox allowed on right-of-way. All driveways should have turn around pad off right-of-way to prevent backing into the road.
6. All disturbed right-of-way shall have grass seed and straw put down to prevent erosion.
7. If driveway is used for construction entrance, it must be stabilized with 4 inches of stone as a minimum.
8. Driveways on a dirt road shall have 4 inches of gravel placed on driveway from edge of road to end of road maintenance easement or right-of-way as a minimum.
9. Permittee shall be responsible for any damage to existing county road as a result of construction.



STATE OF GEORGIA
COUNTY OF BANKS

PERMIT # _____
PROPERTY ADDRESS _____

HOMEOWNER PERMIT AFFIDAVIT

The undersigned hereby applies for special consideration as a property owner desiring to perform construction on his/her own residence. In making this request for a "homeowner" permit, the undersigned attests the following to be true:

- Applicant will reside in structure for a minimum of two years.
- Applicant will serve as the general/sub-contractor and all work will be completed by the homeowner. Applicant will accept inherent responsibilities for the work authorized by the approved permit.
- Any work not completed by the homeowner must be completed by a licensed contractor.
- Property described in permit application is currently owned by the applicant.
- Applicant agrees to perform work in accordance with all applicable codes and strictly adhere to the inspection schedule. Undersigned acknowledges that inspections must be performed in an established sequence and that work done in violation of the code must corrected or removed.

Homeowner permits needed for the following:

Construction Electrical Plumbing Mechanical

Applicant acknowledges that he/she is aware that a permit issued under provisions of the code may be revoked for false statements or misrepresentation as to the material fact in the application on which the permit was based.

Applicant further acknowledges that he/she is aware that any knowingly false statements made in the permit application will subject such applicant to possible persecution. Georgia Criminal Code, Section 26-2402: False Swearing calls for a possible fine of not more than \$1000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature

Date

Notary Signature

Date

[SEAL]