



RESIDENTIAL OUTBUILDINGS & ACCESSORY STRUCTURES PERMIT APPLICATION

Permit # _____

Map/Parcel # _____

Property Owner _____ Phone # _____

Address _____ City _____ State _____ Zip _____

Email Address (for inspection reports) _____

Construction Address _____

Applicant _____ Phone # _____

Structure Information

Estimated Cost of Construction \$ _____ Total Sq. Ft. _____ and/or

Measurements of Building _____ X _____ Type of Building Materials _____

Type of Foundation _____ Enclosed? _____

Proposed Use of Building _____

Is there a residence on the property? Yes No

Are there other outbuildings on the property? Yes No

If so, how many? _____

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.

Owner or Applicant

Date

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.

DRIVEWAY GUIDELINES

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.

Existing surface flow should remain.

No headwalls to be constructed on pipe.

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.

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.

All disturbed right-of-way shall have grass seed and straw put down to prevent erosion.

If driveway is used for construction entrance, it must be stabilized with 4 inches of stone as a minimum.

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.

Permittee shall be responsible for any damage to existing county road as a result of construction.

