

# MOBILE HOMES

## DAWSON COUNTY PLANNING & DEVELOPMENT

PHONE 706-344-3604

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**NOTE: CHECK THE ZONING ON YOUR PROPERTY.**

Your property must be properly zoned for mobile homes. You will be required to have the property rezoned before the mobile home is allowed on the property if the property is not zoned correctly. A zoning violation will result in revocation of permits and permanent power will not be authorized.

MOBILE HOMES MUST MEET OUT COMPATIBILITY STANDARDS.

THE FOLLOWING ITEMS ARE REQUIRED FOR A PERMIT:

1. RECORDED PLAT (CLERK OF COURTS).
2. **PAID** TAX RECEIPT (TAX OFFICE).
3. SEPTIC TANK PERMIT (HEALTH DEPARTMENT).
4. TITLE OR BILL OF SALE (showing model, year, serial numbers, size, value and name change) (TAX OFFICE).
5. SITE PLAN (must have a surveyed site plan showing setbacks and placement of the home).
6. DRIVEWAY PERMITS (PUBLIC WORKS).
7. MOVING PERMITS ARE REQUIRED FOR MODULAR, DOUBLEWIDE, TRIPLE-WIDE, AND MOVED IN HOUSES (PUBLIC WORKS).
8. TAX COMMISSIONER RELEASE FORM (TAX OFFICE).
9. STATE FIRE MARSHAL PERMIT.

### FEES

GRADING PERMIT FEE IS	\$150.00
STATE PERMIT FEE IS	\$40.00 / DISTURBED ACRE
MOBILE HOME PERMIT FEE IS	.12¢ PER SQUARE FOOT.
DECKS	.04¢ PER SQUARE FOOT
PORCHES	.12¢ PER SQUARE FOOT
ELECTRICAL PERMIT FEE IS	\$20.00 1-1,000 SQ. FOOT \$30.00 1,000-2,000 SQ. FT.
RE-INSPECTION FEE	\$30.00
IMPACT FEES	\$3,086.776(INSIDE) \$2,051.488(OUTSIDE AREA)

# ALL PERMITS MUST BE PURCHASED PRIOR TO MOVING THE MOBILE HOME.

TWENTY FOUR (24) HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS. INSPECTORS ARE IN THE OFFICE BETWEEN 8:00 A.M. & 9:00 A.M.; PLEASE HAVE PERMIT NUMBER READY WHEN YOU CALL.

## INSPECTIONS

1. STAKING.
2. Footings.
3. After the mobile home is properly installed (piers, tie-downs, etc.) and the electrical service is built, the first inspection can be performed. All towing devices, axles and wheels must be removed.
4. Once the mobile home is properly underpinned, minimum 48" x 48" landings are constructed at each doorway with guardrails including pickets 36" high and 4 " on center, and all disturbed areas are covered with straw, bark, or vegetation, the final inspection may be performed.

After the mobile home passes final inspection, the Certificate of Occupancy will be issued and can be picked up at the Dawson County Community Development office after 8:00 the next work day. In addition, the Community Development office will authorize the Power Company to connect service. It is the homeowner's responsibility to make an application with the Power Company for permanent service. Please note that Dawson County can only authorize power after the final inspection is approved.

NON-POSTING OF PERMIT CARD \$30.00  
REPLACEMENT CARDS \$25.00  
RE-INSPECTION FEES \$30.00  
(MUST BE PAID PRIOR TO ANY FURTHER INSPECTIONS)

## BUILDING REQUIREMENTS:

RSRMM DISTRICT	1.5 ACRE	BUILDING LINE 100'
SETBACK*	FRONT 40'	SIDE 10' REAR 20'

R-A DISTRICT	5 ACRES	BUILDING LINE 175'
SETBACK*	FRONT 40'	SIDE 20' REAR 35'

\*Front setback shown is for non-state road.

#### MODULAR/MANUFACTURED/MOBILE COMPATIBILITY STANDARDS:

Modular, manufactured, or mobile homes are allowed provided that only one such residence is permitted per lot, and subject to the following compatibility standards:

1. The home shall be attached to a permanent foundation; each home shall be provided with anchors and tie downs such as cast-in-place concrete dead men or other devices, which secure the stability of the home, as approved by the planning administrator.
2. All towing devices, wheels, axles, and hitches must be removed.
3. At each exit door there must be a landing that is a minimum of forty-eight inches (48") by forty-eight inches (48").
4. The roof shall have a surface of wood shakes, asphalt composition, wood shingles, concrete fiberglass, or metal tiles, slate built up gravel materials, or other materials approved by the planning administrator.
5. The exterior siding materials shall consist of wood, masonry, concrete, stucco, masonite, metal, or vinyl lap or other materials of like appearance.
6. Each home shall be completely skirted with an appropriate barrier, properly ventilated, to enclose the area between the bottom of the structure and the ground. Such skirting shall not be required for those homes with complete masonry or concrete perimeter foundation.
7. Each home shall be established in accordance with the installation instructions from the manufacturer, as appropriate or in accordance with Chapter 120-3-7 (rules and regulations for manufactured homes).
8. All utility connections, including but not limited to water, sanitary sewer/septic tank, electricity and gas shall be made as required by all building codes of the county.
9. Said home shall compare aesthetically to site-built and other housing in the immediate general area within the same zoning or residential district or area.
10. Campers, travel trailers, recreational vehicles, motor homes, busses, and the like, which may require or may have been required to purchase a tag for travel on the road, are not considered mobile homes. They cannot be permanently connected to utilities and cannot be used as a single family dwelling in any zoning category.



**RESIDENTIAL BUILDING PERMIT CHECKLIST**

- Approved Recorded Plat (Clerk of Courts)
- Paid Tax Receipt (Tax Commissioner)
- Driveway Permit (Public Works)
- Septic Tank Permit/Letter (Env. Health Dept.)
- Labeled Floor Plans (8 1/2 x 11)
- Restroom Facilities Form (Env. Health Dept.)
- Site Plan (Showing the current building setbacks for the proper zoning. Show and label the size and location of proposed and existing structures on the site and distances from lot lines. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.)
- Public Water Letter (Etowah Water & Sewer Authority OR Community Well Service Provider)
- Completed Application
- Release Form
- Builder's License/Registration/State Card

**COMMERCIAL BUILDING PERMIT/REVIEW CHECKLIST**

- Tenant Improvement: 2 sets of stamped plans (3 if food is involved)
- Commercial Building: First Submittal - 2 sets of stamped plans (3 if food is involved), include sprinkler plans; Final Submittal – 3 sets of stamped plans
- Commercial Site: First Submittal - 3 sets of stamped plans (include landscape plan and lighting plan), 2 hydrology studies, 1 recorded plat; Final Submittal – 6 sets of stamped plans

**All plans for additions, build outs, and renovations must show the project location in relation to the entire existing floor/structure of the building in which said construction is being done.**

**A complete set of approved plans and specifications SHALL BE MAINTAINED ON THE CONSTRUCTION SITE at all times.**

**All revisions to plans shall be approved prior to the start of the said construction.**

Type of Permit: \_\_\_\_\_ Land Disturbance \_\_\_\_\_ Yes \_\_\_\_\_ No

Location of Project: \_\_\_\_\_

TMP# \_\_\_\_\_ Zoning of the Property: \_\_\_\_\_

Directions to the property: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Project Footage under Roof**

**Project Footage NOT under**

Basement: _____	Garage: _____	Decks: _____
1 <sup>st</sup> Floor: _____	Storage: _____	Patios: _____
2 <sup>nd</sup> Floor: _____	Other: _____	<b>Total: _____</b>
Porches: _____		<b>(not under roof)</b>
<b>Total: _____</b>		
<b>(under roof)</b>		

Estimated Cost of the Project: \_\_\_\_\_ Existing Residence: \_\_\_\_ Yes \_\_\_\_ No

Water System: Public \_\_\_\_ Well \_\_\_\_ Septic Number: \_\_\_\_\_

Setbacks: Front \_\_\_\_ Rear \_\_\_\_ Right \_\_\_\_ Left \_\_\_\_

Construction Materials: Floor \_\_\_\_ Walls \_\_\_\_ Roof \_\_\_\_

Type of Heat: Electric \_\_\_\_ Gas \_\_\_\_ Propane \_\_\_\_

Stories \_\_\_\_ Rooms \_\_\_\_ Baths \_\_\_\_ Bedrooms \_\_\_\_

Power Company: Amicalola \_\_\_\_ Georgia Power \_\_\_\_ Sawnee \_\_\_\_

Occupancy Class: \_\_\_\_\_ Building Type: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

Owner City & Zip: \_\_\_\_\_ Owner Phone: \_\_\_\_\_

24 Hour Contact Name: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Contact E-Mail: \_\_\_\_\_

Contractor Name: \_\_\_\_\_ Contractor License # \_\_\_\_\_

Contractor Mailing Address: \_\_\_\_\_

Contractor City: \_\_\_\_\_ Contractor Phone # \_\_\_\_\_

Contractor E-Mail Address: \_\_\_\_\_

Electrical Contractor Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Plumbing Contractor Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

HVAC Contractor Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

# Release Form

Please initial to all that apply:

*All projects must be designed in accordance with the following adopted codes:*

2006 International Building Code with Georgia Amendments  
2006 International Residential Code with Georgia Amendments  
2006 International Fire Code with Georgia Amendments  
2006 International Plumbing Code with Georgia Amendments  
2006 International Mechanical Code with Georgia Amendments  
2006 International Fuel Gas Code with Georgia Amendments  
2006 International Energy Conservation Code with Georgia Amendments  
2008 National Electrical Code with Georgia Amendments  
2010 Department of Justice ADA Requirements  
Dawson County Adopted Ordinance

**Acknowledgement/Initial:** \_\_\_\_\_

\_\_\_\_\_ This is to certify that if the property is adjacent to an Agricultural District, an ongoing use which may produce odors, noise, dust, and other effects which may not be compatible with the applicant's project/development. Nevertheless, understanding the effects of the adjacent Agricultural use, the applicant agrees by executing this, waives any objection to those effects and understands that his district change and/or permits are issued and processed in reliance on his agreement not to bring action asserting that the adjacent uses in the Agricultural district constitute a nuisance against local governments and adjoining landowners whose property is located in an Agricultural district.

\_\_\_\_\_ Temporary connection shall not exceed the period of time in which the building permit is valid or completed. Not to exceed the permits the state licensed electrician who has requested this release accepts all liability and responsibility for the use of electricity at this locations. It is understood that no occupancy will be allowed during this temporary connection period and any violation will result in a citation and disconnection of service without any notice. By requesting this inspection the licensed electrician, builder, and/or owner understand the requirements for temporary power and will relieve Dawson County and it's inspectors from any liability or loss for ordering connection or disconnection of electrical service. I t is also understood that he/she is to have a Dawson County Business License or is registered with Dawson county to be able to work within the County.

\_\_\_\_\_ Any person acting without a licensed residential contractor to build his/her structure/building on his/her own real property, shall not be eligible to construct another building/structure for a period of 24 months from the time a Certificate of Occupancy/Completion has been issued. Further, such person may not delegate the responsibility to directly supervise and manage all or part of the work relating thereto to any other person unless that person is licensed by the State of Georgia. O.C.G.A.43-41-17-H.

\_\_\_\_\_  
**Signature of Applicant/Applicant's Representative**

\_\_\_\_\_  
**Date**