

1. Documentation Required for All Building Permits

- Driveway Permit - may be obtained at the Public Works office. (706) 344-3500 ext. 42232
- Temporary Toilet Permit - may be obtained at the Environmental Health office. (706) 265-2930
- Septic Tank Permit/Letter - this can also be obtained at Environmental Health. (706) 265-2930
- Approved Recorded Plat - may be obtained at the Clerk of Court's office. (706) 344-3500 ext. 41305
- Paid Tax Receipt on the property - from the Tax Commissioner's office. (706) 344-3500 ext. 41357
- Site Plan of the property 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.
- Two (2) sets of labeled floor plans; one (1) 8½ x 11. Three (3) sets of Detailed and Sealed Plans for a commercial build out.
Six (6) sets of Detailed Plans for any new land development construction to be reviewed prior to development.
Seven (7) sets for Commercial Site Plans. (checklist included in this brochure)
» If you have any questions regarding your set of plans, please call or come to the Planning & Development office for clarification.
» Plans must be scaled drawings enough for dimensions/information to be legible.
- Completed Application
» Copies are available at our office as well as online at www.dawsoncounty.org

2. Fee Schedule

\$0.12 per square foot under roof heated or unheated. (\$40.00 minimum fee)

\$0.04 per square foot for decks or patios. (\$40.00 minimum fee)

County Land Disturbance Permit Fee - \$150.00

State Land Disturbance Fees:
An additional \$80.00 per disturbed acre over one (1) acre will be assessed.

Re-inspection fees:
Residential - \$30.00 (must be paid prior to re-inspection)
Commercial - \$50.00 (must be paid prior to re-inspection)

Mechanical Fees:

<u>Sq. Ft.</u>	<u>Electrical Fee</u>
0 - 1,000	\$20.00

*Each additional 1,000 sq. ft. will be an additional \$10.00

<u>Sq. Ft.</u>	<u>Plumbing Fee</u>
0 - 1,000	\$20.00

*Each additional 1,000 sq. ft. will be an additional \$10.00

Heating & Air (HVAC) Fees:

<u>Sq. Ft.</u>	<u>HVAC Fee</u>
0 - 1,000	\$20.00

*Each additional 1,000 sq. ft. will be an additional \$10.00

3. Permit Information

- Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, two or more extensions of time, for periods not more than 180 days each. The extensions shall be requested in writing and justifiable cause demonstrated.
- All permits are required to have the necessary inspections completed by the Planning & Development department.
- **You must call (706) 344-3608 to schedule your inspections when you are ready.**
» The inspection line is available 24 hours a day; please leave a message if no answer and please give the last four (4) numbers of your permit.

» All inspections called in by 4:00 p.m. will be placed on the schedule for the following day.
- A 911 address will be issued for a project ten (10) working days from the date the permit is issued.
» The address MUST be posted on site at all times.

4. Commercial Permits

Prior to a permit being issued, seven (7) sets of building plans with the stamp/seal of the architect/engineer need to be submitted to the Planning & Development department for the plan review process and approval.

Plan Review Fees:

0 - 5,000 sq. ft.	\$300.00
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5,001 sq. ft. and above	\$300.00 plus \$10.00 per 1,000 sq. ft. over 5,000.
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Building fees:

\$0.12 per square foot plus mechanicals.

All Mechanical Fees:

<u>Sq. Ft.</u>	<u>Fee per mechanical</u>
0 - 1,000	\$30.00 each

*Each additional 1,000 sq. ft. will be an additional \$10.00

- Large scale plans required.
- All sub-contractors must be registered with Dawson County (\$25.00 fee).
- Inspections follow the same guidelines as previously stated; except that a commercial re-inspections fee is \$50.00 and must be paid prior to further inspections.
- For specific questions not addressed in this brochure, please call the Planning & Development office at (706) 344-3500 ext. 42255.

For licensed contractors obtaining a permit, please be sure to bring your contractor's license, a copy of your current business license, and your driver's license to make sure you are registered in Dawson County.

Administrative Fee for an Out of County registration is \$25.00

5. Requirements for Commercial Building Construction Plans

- Site Plan of the property 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.
- Drawing must be in ink (no pencil).
- No “white out” or “taped on” details.
- All dimensions must be provided in feet and inches.
- Include overall dimensions.
- Must have footing size and depth.
- Must have footing layout (including rebar placement).
- Label post sizes.
- Show beam span (distance between posts/columns).
- Provide the size of all wall openings.
- Provide R-values for insulation at all walls, ceilings and flooring showing compliance with IECC.
- The following may be required: electrical, plumbing and HVAC plans.

****The Building Official reserves the right to request additional information at any time.****

****An approved set of plans shall be maintained on the construction site at all times.****

6. Minimum Required Inspections for Residential - New Construction

- Site/Staking
- Underground Plumbing
- Underground Electrical
- Slab
- Footing
- Foundation - Wall
- Wall Steel
- Temporary power pole
- Rough Frame
- Rough Electrical
- Rough Plumbing
- Rough HVAC
- Insulation
- Temporary to Permanent Power
- Meter Base
- Final M.E.P.'s
- Final Building

**Inspections above are not listed in chronological order.

**There are inspections that can be completed at the same time but still need to be scheduled as individual inspections.

**Commercial inspections needed are dependent upon the development.

7. Current Building Setbacks

Residential Agricultural (RA)

Front:	Parkway	100 feet
	State Highway	60 feet
	County Road	40 feet
Side:		20 feet
Rear:		35 feet

Residential Sub-Rural (RSR)

Front:	Parkway	100 feet
	State Highway	60 feet
	County Road	40 feet
Side:		10 feet
Rear:		20 feet

Residential Sub-Rural Manufactured/Moved (RSRMM) - setbacks the same as RSR (above)

Residential Suburban (RS)

Front:	Parkway	80 feet
	State Highway	60 feet
	County Road	40 feet
Side:		10 feet
Rear:		20 feet

Vacation Cottage Restricted (VCR)

Front:	Parkway	100 feet
	State Highway	60 feet
	County Road	40 feet
Side:		10 feet
Rear:		20 feet

Vacation Cottage (VC)

Front:	Parkway	100 feet
	State Highway	60 feet
	County Road	40 feet
Side:		10 feet
Rear:		20 feet

**No setbacks are required from the U.S. Army Corps of Engineers line on Lake Lanier.

**The list is not all-inclusive; for information on a zoning category not listed above, please call (706) 344-3500 ext. 42335.



Dawson County Planning & Development

Building Permit Information Brochure

****There is currently a moratorium on Impact Fees in Dawson County****

**Dawson County
Planning & Development
Government Center**

25 Justice Way

Phone: 706-344-3501

www.dawsoncounty.org