**BUILDING PERMIT APPLICATION**

**TOWNS COUNTY BUILDING DEPARTMENT**

**48 RIVER STREET, SUITE I**

**HIAWASSEE, GA 30546**

**706 896-0894**

**Fax: 706-896-0513**

**THIS APPLICATION IS REQUIRED ON ALL BUILDING, RENOVATIONS, ADDITIONALS AND DECKS OR PORCHES.**

**Please fill out every question for approval and compliance for a building permit.**

**This application requires you to follow the State Soil and Erosion Control Guidelines.**

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

**Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Owners Mailing Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Telephone no. : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Physical Address of Construction location- (911 address)**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Directions to location:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Type of Construction: \_\_\_\_\_\_\_\_\_\_ # of bedrooms:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**# of Baths:\_\_\_\_\_\_\_\_\_\_\_ Estimated Project cost:$\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Residential \_\_\_\_\_\_\_ Residential Spec \_\_\_\_\_\_ Commercial \_\_\_\_\_\_\_\_**

**Additions \_\_\_\_\_\_\_\_ Renovation \_\_\_\_\_\_\_\_\_\_ # Decks \_\_\_\_\_\_\_\_\_\_\_**

**# Porches \_\_\_\_\_\_\_ Garage/Carport \_\_\_\_\_\_\_\_**

**Living Space: \_\_\_\_\_\_\_\_\_ sq ft.**

**Septic Permit # \_\_\_\_\_\_\_\_**

**Basemt Unf. Sq ft:\_\_\_\_\_\_\_\_ Attach Gar Sq Ft \_\_\_\_\_\_\_\_**

**Porches \_\_\_\_\_\_\_\_**

**Map reference, (as on Plat of Property):**

**Map \_\_\_\_\_\_ Land Lot \_\_\_\_\_\_\_ District \_\_\_\_\_\_ Lot Number \_\_\_\_\_\_\_\_**

**REQUIREMENTS FOR A BUILDING PERMIT:**

1. **Recorded Plat of Property, and copy of Deed**
2. **Sketch drawing on plat for structure.**
3. **Septic Permit. Environmental health 706-896-8873**
4. **Blue Prints or scale drawing with dimensions for sq ft.**
5. **Set backs marked on plat.**
6. **50 ft buffer on all cold water streams, Ga. Environmental**

**Protection (E.P.D.) from all state water.**

1. **Post 911 Numbers- 911 Mapping- Marty Roberts 706-896-5792**

**Or 706-994-7484**

**Does building meet height limitations of 35 feet or 3 stories whichever is less? Yes \_\_\_\_\_ No \_\_\_\_\_\_\_**

**Do you have blue prints? Yes \_\_\_\_\_ No \_\_\_\_\_ If not, a sketched**

**Drawing with dimensions is required.**

**Floor Plan? Yes \_\_\_\_\_ No \_\_\_\_\_\_**

**Do you know your set backs, from road right of way, and/or property line?**

 **20 ft in rear of line**

 **20 ft in front of line**

 **10 feet on sides of line**

**Do you meet county set backs? Yes \_\_\_\_\_ No \_\_\_\_\_**

**If your lot on Lake Chatuge? Yes \_\_\_\_\_ No \_\_\_\_\_ (If Yes, 50 ft from**

**1926) county requirements.**

**If your property in City of Hiawassee? Yes \_\_\_\_\_ No \_\_\_\_\_**

**If your property in City of Young Harris ? Yes \_\_\_\_\_ No \_\_\_\_\_**

**If your property in the County? Yes \_\_\_\_\_ No \_\_\_\_\_**

**Does this lot reaquire the 50 ft stream buffer set back, required by state of Georgia. EPD? Yes \_\_\_\_\_ No \_\_\_\_\_ (50 ft buffer from banks**

**of all State waters.)**

**Does Mountain Protection Ordinance Apply? Yes \_\_\_\_\_ No \_\_\_\_\_**

**(Property above 2200 ft elevation is in Mountain Protection Ordinance, and must comply with Mountain Protection Act. Requires 1 acre of property, with minimal number of tree removal).**

**Does this property border any of the United States Forest Service property? Yes \_\_\_\_\_ No \_\_\_\_\_**

**A plat or diagram must show how the property intersects with the County road and what, if any, culverts must be installed to protect the connecting county road. Also, if you are connecting to a State highway, you must obtain a Georgia D.O.T. Permit.**

**Will provisions be made for the escape of sediment from the sight by installation of erosion control measures and practices prior to, or concurrent with, land disturbing activities such as silt fences, rip rap, or hay bales? Yes \_\_\_\_\_ No \_\_\_\_\_**

**Does your driveway need a culvert? Yes \_\_\_\_\_ No \_\_\_\_\_**

**Driveways leading to country roads will have to go through the Towns County Road Department, reference size of culvert.**

**Will a variance from E.P.D. be Required from 50 ft buffer, creek or trout stream? Yes \_\_\_\_\_ No \_\_\_\_\_**

**I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT.**

**DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**SIGNATURE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**PROPERTY OWNER: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**APPROVAL \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**DISAPPROVAL \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**REASON FOR DISAPPROVAL \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**