

**DAWSON COUNTY
PLANNING & DEVELOPMENT SERVICES**

76 HOWARD AVENUE EAST, SUITE 100
PHONE 706-344-3604 DAWSONVILLE GA 30534 FAX 706-344-3652

**THIS IS NOT AN APPLICATION – THIS IS FOR INFORMATIVE
PURPOSES ONLY, YOU MUST OBTAIN ACTUAL APPLICATION(S)
AT PLANNING OFFICE**

BUILDING PERMITS

REQUIREMENTS FOR ALL BUILDING PERMITS:

1. AN APPROVED RECORDED PLAT (CLERK OF COURTS)
2. A PAID TAX RECEIPT FOR THE PROPERTY (TAX OFFICE)
3. A SEPTIC TANK PERMIT (HEALTH DEPARTMENT)
4. An 8 ½" X 11" COPY OF THE HOUSE PLANS.
5. SITE PLAN (must have a surveyed site plan showing setbacks and placement of the house on 5 acre or less plats).
6. DRIVEWAY PERMIT FOR ALL PUBLIC ROADS.

FEES

IMPACT FEES

(PRICE VARIES – SEE ATTACHED SCHEDULE)

**ALL COVERED SPACE HEATED AND UNHEATED .12¢ PER SQUARE FOOT.
(INCLUDES BASEMENTS, GARAGES, PORCHES, STORAGE AND BONUS ROOMS)**

**ALL UNCOVERED SPACES .04¢ PER SQUARE FOOT.
(INCLUDES DECKS AND PATIOS)**

GRADING PERMIT \$150.00 PER DISTURBED ACRE.

**PERMITS ARE TAKEN MONDAY THRU FRIDAY FROM
8:00 A.M. TO 4:00 P.M. NO PERMITS WILL BE TAKEN
AFTER 4:00 P.M.**

**INSPECTIONS CAN BE REQUESTED 24 HOURS A DAY A
BY CALLING: 706-344-3608**

**ALL PERMITS MUST BE APPROVED BY THE BUILDING OFFICIAL,
THEREFORE THERE IS A 3 DAY HOLD ON THE FIRST
INSPECTION.**

**ALL INSPECTIONS CALLED IN AFTER 7:00 AM WILL FALL TO THE NEXT WORKING
DAY.**

MECHANICALS SCHEDULE.

SQUARE FOOTAGE UNDER THE ROOF	ELECTRICAL	PLUMBING	HEATING & AIR
0000-1000	\$20.00	\$20.00	\$20.00
1001-2000	\$30.00	\$30.00	\$30.00
2001-3000	\$40.00	\$40.00	\$40.00
3001-4000	\$50.00	\$50.00	\$50.00
4001- 5000	\$60.00	\$60.00	\$60.00
5001-6000	\$70.00	\$70.00	\$70.00

EACH ADDITIONAL 1,000 FOOTAGE ADD \$10.00.

RE-INSPECTION FEES ARE \$30.00 EACH.
NON-POSTING OF PERMIT CARDS IS A \$50.00 FINE

REQUIRED INSPECTIONS

A 24-HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS. NO INSPECTIONS WILL BE SET UP UNLESS THE PERMIT NUMBER IS GIVEN WHEN CALLING.

- 1. STAKING: BUILDING MUST BE STAKED PRIOR TO ANY CONSTRUCTION.**
- 2. FOOTING:** TO BE CONDUCTED AFTER THE FOOTINGS ARE DUG, BUT BEFORE POURING.
- 3. SLAB:** PLUMBING MUST BE INSPECTED BEFORE THE SLAB IS POURED.
- 4. VAPOR BARRIER:** INSTALLED AS PRESCRIBED IN THE CABO 2000 CODE SECTION 506.23.
- 5. ROUGH IN:** THIS INSPECTION IS FOR THE FRAMING, ELECTRICAL, PLUMBING AND HEATING & AIR. NO SHEETROCK OR INSULATION IS TO BE INSTALLED UNTIL THIS INSPECTION IS COMPLETE.
- 6. FINAL ELECTRICAL (ALL RE-INSPECTION FEES MUST BE PAID PRIOR TO RELEASE).**
- 7. FINAL:** The work on the house should be complete at this point: the house should be livable. At least 75 % of the graded area should be covered with hay, pine straw or bark. The Certificate of Occupancy will be issued at this time if the house has passed the final inspection. The inspector will carry the

C. O. back to the planning office where it can be picked up **after 8:00 the following workday**. The power company will not turn on the permanent power until the C. O. has been issued. The Planning Department will contact the power company servicing your area after the final inspection is complete and the C. O. has been signed. The home/building owner should also contact the power company once the C. O. is issued in order to update or set up an account for permanent power. A **final septic** release and a **driveway final** will be required prior to the release of the C/O.

8. **RE-INSPECTION:** Necessary if inspection requested was not complete. **A \$30.00 fee will be applied and must be paid before any further inspections will be done.**
9. **LOST CARD REPLACEMENT FEE IS \$25.00.**

Please be sure that the subcontractors doing the work are registered with the county either by a Dawson County Business License or an Out of County Registration.

PERMIT CARDS MUST BE POSTED AT THE LOCATION PRIOR TO ANY WORK BEING DONE. THEY SHOULD BE VISIBLE FROM THE ROAD, NOT OBSTRUCTED, AND CONTAINED IN A WATERPROOF BOX.

PERMIT RENEWAL

1. **ALL PERMITS EXPIRE 6 MONTHS FROM THE DATE ISSUED, WITH 2 EXTENSIONS OF 6 MONTHS ALLOWED (MUST NOTIFY PLANNING DEPARTMENT).**
2. **A PERMIT MUST HAVE PASSED AT LEAST ONE INSPECTION IN ORDER TO BE ELIGIBLE FOR AN EXTENSION. IF WORK CEASES FOR 6 MONTHS (I.E. NO INSPECTIONS) THE PERMIT IS EXPIRED AND WILL HAVE TO BE RE-PERMITTED.**
3. **A FINAL SEPTIC TANK PERMIT OR A LETTER STATING THAT THE SEPTIC IS IN COMPLIANCE WILL BE REQUIRED (THIS CAN BE OBTAINED FROM THE HEALTH DEPARTMENT).**

**IT IS THE RESPONSIBILITY OF THE CONTRACTOR
AND/OR APPLICANT TO BE AWARE OF THE
EXPIRATION DATE OF THEIR PERMIT.**

ADDRESSES

NO 911 ADDRESSES WILL BE GIVEN OUT UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED. CONSTRUCTION POWER CAN BE OBTAINED WITHOUT A 911 ADDRESS.

COMMERCIAL PERMITS

BEFORE PERMITS WILL BE ISSUED, 6 SETS OF BUILDING PLANS WITH A STAMP/SEAL FROM THE ARCHITECT/ENGINEER WILL NEED TO BE SUBMITTED FOR APPROVAL. PLAN REVIEW FEES WILL BE AS FOLLOWS:

**0-5,000 SQ. FT. \$200.00
 5,001 & ABOVE \$200.00 + \$10.00 PER 1,000 SQ. FT. OVER 5,000.**

COMMERCIAL PERMIT FEE FOR ACTUAL BUILDING IS \$.12 PER SQUARE FOOT. MECHANICAL PERMITS ARE TO BE PURCHASED SEPARATELY BY THE SUBCONTRACTOR DOING THE WORK.

**COMMERCIAL RE-INSPECTION FEES \$50.00
 (MUST BE PAID PRIOR TO FURTHER INSPECTIONS)**

		SETBACKS			
ZONING	PARKWAY	FRONT STATE	COUNTY	SIDE	REAR
R1	100	60	40	10	20
R2	100	60	40	10	20
RA	100	60	40	20	35
VC	100	60	40	10	20
VCR	100	60	40	10	20

0 SETBACK ON CORP. LINE

FIRE SETBACKS FOR STRUCTURES DESIGNED FOR OCCUPANCY BY HUMANS HAVING LIMITS OF EXPOSURE OF FIFTEEN FEET (15') OR LESS FROM THE LOT LINE:

- 1. any exterior wall shall be constructed of non-combustible material or shall have a fire resistant rating of not less than one (1) hour.**
- 2. any such structure shall be constructed in a manner and with materials that will insure that the structure shall be in compliance with the fire rating standards for proposed spacing and shall be constructed in accord with plans and conditions approved by the building inspector of Dawson County and the Fire Marshal's office of Dawson County in accord with terms of the ordinance and the International Fire Code, 2003 Edition.**

3. the exterior wall shall be constructed of non-combustible or fire resistant rating as set forth herein, which shall include masonry, veneer, rock, stone, concrete, or non-combustible siding. Vinyl siding may be approved with a one (1) hour rated fire resistant sheathing applied under the vinyl siding.

Attachment A
Fee Schedule (INSIDE Road Service Area)—Dawson County, GA

Land Use	Unit of Measure	Impact Fee per Unit	Land Use	Unit of Measure	Impact Fee per Unit
Single-Family Detached Housing	dwelling	\$3,086.776	Clinic	employee	\$1,090.812
Apartment	dwelling	\$2,776.292	Convenience Market (Open 15-16 Hours)	1000 sq. ft.	\$28,500.292
Residential Condominium/Townhouse	dwelling	\$2,692.171	Convenience Market (Open 24 Hours)	1000 sq. ft.	\$33,060.885
All Suites Hotel	room	\$713.767	Convenience Market with Gasoline Pumps	1000 sq. ft.	\$37,766.582
Amusement Park	acre	\$11,027.385	Corporate Headquarters Building	1000 sq. ft.	\$2,267.494
Apparel Store	1000 sq. ft.	\$4,289.105	Day Care Center	1000 sq. ft.	\$7,526.184
Arena	acre	\$4,558.452	Discount Club	1000 sq. ft.	\$3,356.478
Auto Parts Store	1000 sq. ft.	\$6,038.482	Drive-in Bank	1000 sq. ft.	\$3,283.466
Auto-Care Center	1000 sq. ft.	\$850.527	Electronics Superstore	1000 sq. ft.	\$4,409.254
Bowling Alley	1000 sq. ft.	\$3,535.601	Factory Outlet Center	1000 sq. ft.	\$3,086.760
Building Materials and Lumber Store	1000 sq. ft.	\$4,160.957	Fast-Food Restaurant	1000 sq. ft.	\$34,066.998
Business Hotel	room	\$512.780	Free-Standing Discount Store	1000 sq. ft.	\$4,637.377
Campground/Recreational Vehicle Park	camp site	\$6,941.099	Free-Standing Discount Superstore	1000 sq. ft.	\$4,271.244
Cemetery	acre	\$501.087	Furniture Store	1000 sq. ft.	\$630.060
Church/Synagogue	1000 sq. ft.	\$1,122.129	General Heavy Industrial	1000 sq. ft.	\$852.857
			General Light Industrial	1000 sq. ft.	\$1,712.889

Land Use	Unit of Measure	Impact Fee Per Unit	Land Use	Unit of Measure	Impact Fee Per Unit
General Office Building	1000 sq. ft.	\$2,561,255	Nursing Home	bed	\$497,924
Golf Course	acre	3576,023	Pharmacy/Drugstore	1000 sq. ft.	55,454,750
Hardware/Paint Store	1000 sq. ft.	\$2,665,477	Private School (K-12)	1000 sq. ft.	\$4,027,125
High-Cube Warehouse	1000 sq. ft.	\$91,753	Quality Restaurant	1000 sq. ft.	\$11,334,218
High-Turnover (Sit-Down) Restaurant	1000 sq. ft.	\$14,527,498	Quick Lubrication Vehicle Shop	service bay	\$4,550,219
Home Improvement Superstore	1000 sq. ft.	\$3,294,717	Racquet Club	1000 sq. ft.	\$1,752,544
Hospital	1000 sq. ft.	\$2,835,498	Recreational Community Center	1000 sq. ft.	\$2,494,231
Hotel	room	\$898,052	Research and Development Center	1000 sq. ft.	\$2,099,307
Lodge/External Organization	employee	\$3,052,949	Self-Service Car Wash	stall	\$4,810,437
Manufacturing	1000 sq. ft.	\$1,181,775	Shopping Center	1000 sq. ft.	\$7,216,299
Medical/Dental Office Building	1000 sq. ft.	\$4,819,195	Single-Tenant Office Building	1000 sq. ft.	\$2,561,549
Mini-Warehouse	1000 sq. ft.	\$270,918	Specialty Retail Center	1000 sq. ft.	\$2,976,064
Kiosk	room	\$899,393	Supermarket	1000 sq. ft.	\$8,236,775
Movie Theater	1000 sq. ft.	\$7,910,318	Tennis Courts	acre	\$1,617,879
Multipurpose Recreational Facility	acre	\$8,617,730	Tire Store	1000 sq. ft.	\$2,817,842
New Car Sales	1000 sq. ft.	\$4,016,413	Truck Terminal	acre	\$13,374,202
Nursery/Garden Center	1000 sq. ft.	\$3,909,738	Warehousing	1000 sq. ft.	\$1,057,885
Nursery (Wholesale)	1000 sq. ft.	\$4,184,224	Wholesale Market	1000 sq. ft.	\$808,796
			Wholesale Tire Store	1000 sq. ft.	\$2,408,613

Other Uses:
 Impact fees for other uses not included shall be determined in accordance with the methodologies contained in the Capital Improvements Element of Dawson County, Ga. or other methodologies as approved by the County.

**Attachment B
Fee Schedule (OUTSIDE Road Service Area)—Dawson County, GA**

Land Use	Unit of Measure	Impact Fee per Unit	Land Use	Unit of Measure	Impact Fee per Unit
Single-Family Detached Housing	dwelling	\$2,051.488	Clinic	employee	\$438.427
Apartment	dwelling	\$2,051.488	Convenience Market (Open 15-16 Hours)	1000 sq. ft.	\$767.248
Residential Condominium/Townhouse	dwelling	\$2,051.488	Convenience Market (Open 24 Hours)	1000 sq. ft.	\$789.169
			Convenience Market with Gasoline Pumps	1000 sq. ft.	\$789.169
All Suites Hotel	room	\$311.283	Corporate Headquarters Building	1000 sq. ft.	\$1,491.839
Amusement Park	acre	\$3,987.424	Day Care Center	1000 sq. ft.	\$1,114.131
Apparel Store	1000 sq. ft.	\$732.173	Discount Club	1000 sq. ft.	\$568.662
Avenue	acre	\$1,461.278	Drive-In Bank	1000 sq. ft.	\$1,597.407
Auto Parts Store	1000 sq. ft.	\$420.890	Electronics Superstore	1000 sq. ft.	\$420.890
Auto-Care Center	1000 sq. ft.	\$626.951	Factory Outlet Center	1000 sq. ft.	\$732.173
Bowling Alley	1000 sq. ft.	\$438.427	Fast-Food Restaurant	1000 sq. ft.	\$4,778.856
Building Materials and Lumber Store	1000 sq. ft.	\$644.574	Free-Standing Discount Store	1000 sq. ft.	\$860.892
Business Hotel	room	\$43.861	Free-Standing Discount Superstore	1000 sq. ft.	\$420.890
Campground/Recreational Vehicle Park	camp site	\$29.375	Furniture Store	1000 sq. ft.	\$181.999
Cemetery	acre	\$35.699	General Heavy Industrial	1000 sq. ft.	\$802.001
Church/Synagogue	1000 sq. ft.	\$225.790	General Light Industrial	1000 sq. ft.	\$1,011.867

Land Use	Unit of Measure	Impact Fee per Unit	Land Use	Unit of Measure	Impact Fee per Unit
General Office Building	1000 sq. ft.	\$1,453,941	Nursing Home	bed	\$283,944
Golf Course	acre	\$107,684	Pharmacy/Drugstore	1,000 sq. ft.	\$732,173
Hardware/Paint Store	1,000 sq. ft.	\$422,607	Private School (K-12)	1,000 sq. ft.	\$3,546,192
High-Cube Warehouse	1,000 sq. ft.	\$79,714	Quality Restaurant	1,000 sq. ft.	\$3,270,657
High Turnover (Sit-Down) Restaurant	1,000 sq. ft.	\$3,270,657	Quick Lubrication Vehicle Shop	service bay	\$920,637
Home Improvement Superstore	1,000 sq. ft.	\$420,690	Racquet Club	1,000 sq. ft.	\$159,818
Hospital	1,000 sq. ft.	\$1,422,980	Recreational Community Center	1,000 sq. ft.	\$388,118
Hotel	room	\$272,718	Research and Development Center	1,000 sq. ft.	\$1,283,626
Lodge/Fraternal Organization	employee	\$438,427	Self-Service Car Wash	space	\$87,685
Manufacturing	1,000 sq. ft.	\$797,520	Shopping Center	1,000 sq. ft.	\$732,173
Medical Dental Office Building	1,000 sq. ft.	\$1,777,820	Single-tenant Office Building	1,000 sq. ft.	\$1,401,271
Mini-Warehouse	1,000 sq. ft.	\$19,475	Specialty Retail Center	1,000 sq. ft.	\$797,343
Motel	room	\$311,793	Supermarket	1,000 sq. ft.	\$556,696
Movie Theater	1,000 sq. ft.	\$656,631	Tennis Courts	acre	\$106,927
Multipurpose Recreational Facility	acre	\$219,214	Tire Store	1,000 sq. ft.	\$561,387
New Car Sales	1,000 sq. ft.	\$777,121	Truck Terminal	acre	\$3,136,937
Nursery (Garden Center)	1,000 sq. ft.	\$714,797	Warehousing	1,000 sq. ft.	\$359,023
Nursery (Wholesale)	1,000 sq. ft.	\$730,712	Wholesale Market	1,000 sq. ft.	\$359,395
			Wholesale Tire Store	1,000 sq. ft.	\$581,187

Other Users:
 Impact fees for other uses not included shall be determined in accordance with the methodologies contained in the Capital Improvements Element of Dawson County, Ga. or other methodologies as approved by the County.



DRIVEWAY PERMIT APPLICATION

Application is hereby made by: _____

Name of Property Owner

Address

City, State, Zip

Phone No.

for permission to construct driveway(s) on the right-of-way of _____,

County Road Name

in accordance with the Dawson County Driveway Ordinance.

This driveway(s) is proposed to serve: ___ Single-Family Residential
 ___ Multi-Family Residential (submit plans)
 ___ Commercial (submit plans)
 ___ Industrial (submit plans)

The driveway(s) will be located as described herein: _____

Permit requested this _____ day of _____, 20_____

SPECIAL REQUIREMENTS:

1. Driveway Pipe _____
 _____ (as specified by Public Works Director)
2. Existing surface flow to remain. Water cannot be diverted to county right-of-way
3. Mailboxes located on county rights-of-way must conform to USPS Regulations
4. All disturbed rights-of-way shall have grass replanted to county specifications
5. Other requirements: _____

By: _____

Property Owner's Signature

Please Print Name

Driveway Surface: Gravel _____
 Asphalt _____
 Concrete _____

Application ___ approved ___ denied

This ___ day of _____ 20_____

*Maintenance of the Driveway(s)
is the Responsibility of the property owner*

Permits must be picked up by appointment ONLY.

County Engineer

Work shall be completed within one year of the date of approval of permit and must be inspected by the Planning Department and approved by the County Engineer upon completion.

BUILDING PERMIT CHECKLIST

- **APPROVED RECORDED PLAT.**
- **PAID TAX RECEIPT FOR THE PROPERTY.**
- **SEPTIC TANK PERMIT OR LETTER.**
- **8 ½ X 11 PLANS.**
- **SURVEYED SITE PLAN.**
- **DRIVEWAY PERMIT.**
- **APPLICATION FILLED COMPLETELY.**
- **RELEASE FORM**

_____ This is to certify that I have prepared these plans in conformity with the adopted Ordinances of Dawson County and all structures designed for human occupancy and shall be constructed in accordance with plans and conditions approved by the Building Inspector and the Fire Marshal's offices of Dawson County.

_____ This is to certify that if the property is adjacent to an Agricultural District (RA), an ongoing use which may produce odors, noise, dust and other effects may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this , waive 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 any action asserting that the adjacent uses in the RA district constitute a nuisance against local governments and adjoining landowners whose property is located in an RA district.

_____ I have received a copy to the building permit packet.

PERMIT APPLICATION WORKSHEET

TMP#	ZONING	CONSTRUCTION LOCATION	TYPE OF PERMIT	DEVELOPMENT FEE YES NO	
DIRECTIONS					
ESTIMATED COST	WATER SYSTEM PUBLIC WELL	SEPTIC #	SEWER YES	POWER COMPANY	EXISTING RESIDENCE YES NO
ACREAGE	DRIVEWAY PERMIT YES NO	SETBACKS FRONT REAR	RIGHT LEFT	CONSTRUCTION FLOOR WALLS ROOF	
TYPE HEAT ELECTRIC GAS PROPANE		STORIES	ROOMS	BATHS	BEDROOMS

FOOTAGE UNDER ROOF

BASEMENT	_____		
1ST FLOOR	_____		
2ND FLOOR	_____		
PORCHES	_____		
GARAGE	_____		
STORAGE	_____	DECKS	_____
OTHER	_____	PATIOS	_____
TOTAL UNDER		TOTAL DECK/PATIO	

APPLICANT	MAILING ADDRESS	CITY & ZIP	PHONE
CONTRACTOR	MAILING ADDRESS	CITY & ZIP	PHONE
LAND OWNER	MAILING ADDRESS	CITY & ZIP	PHONE

CALCULATION OF TOTALS VERIFIED BY: _____

APPLICANT SIGNATURE _____

DATE _____

ACTUAL FOOTAGE SUBJECT TO CHANGE UPON VISUAL INSPECTION.
 REVISED 03/07/07, PLEASE CHECK FOR OTHER UPDATES BY CONTACTING THE PLANNING OFFICE @ 706-344-3604.