5. Requirements for Commercial Building Construction Plans

- Site plan
- 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 insulations 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 Affidavit
- Temporary to Permanent Power
- Meter-base
- Final Mechanical
- Final Plumbing
- Final Electrical
- Energy Compliance Letter
- Final Building

**Inspections 706-344-3608**

**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.**

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) 344-3604.**
1. Documentation Required for All Building Permits

- Driveway Permit - may be obtained at the Public Works office. (706) 216-4621
- Temporary Toilet Permit - may be obtained at the Environmental Health office. (706) 265-2930
- Septic Tank Permit/Letter / Porta Pottie Permit - 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) 344-3510
- Paid Tax Receipt on the property - from the Tax Commissioner’s office. (706) 344-3520
- Site Plan of the property showing the current buildling setbacks for the proper zoning as well as placement of the proposed structure.
- Public Water/Community Well Letter
- Residential:(1) set of labeled floor plans; 8½ x 11.
- Soil Erosion Plan/Notice of Intent is required if any of the following criteria is met:
  - Within a Common Development
  - One (1) or more Disturbed acreage
  - Within 200 ft. of Water
- Completed Application
  » Copies are available at our office as well as online at www.dawsoncounty.org

2. Fee Schedule

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.33 per square foot under roof heated or unheated.</td>
<td>($50.00 minimum fee)</td>
</tr>
<tr>
<td>$0.33 per square foot for decks or patios.</td>
<td>($50.00 minimum fee)</td>
</tr>
<tr>
<td>County Land Disturbance Permit Fee - $150.00</td>
<td></td>
</tr>
<tr>
<td>State Land Disturbance Fees - $40.00 per disturbed acre over one (1) acre will be assessed.</td>
<td></td>
</tr>
<tr>
<td>Re-Inspection fees: $50.00</td>
<td>Must be paid prior to re-inspection.</td>
</tr>
<tr>
<td>Mechanical Fees:</td>
<td></td>
</tr>
<tr>
<td>Sq. Ft 0 - 1,000</td>
<td>$40.00</td>
</tr>
<tr>
<td>*Each additional 1,000 sq. ft. will be an additional $10.00</td>
<td></td>
</tr>
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<td>$40.00</td>
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<tr>
<td>*Each additional 1,000 sq. ft. will be an additional $10.00</td>
<td></td>
</tr>
<tr>
<td>HVAC Fee 0 - 1,000</td>
<td>$40.00</td>
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<td>*Each additional 1,000 sq. ft. will be an additional $10.00</td>
<td></td>
</tr>
<tr>
<td>Administrative Fee $50.00</td>
<td>Individual Plat Review Fee $75.00</td>
</tr>
</tbody>
</table>

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 five (5) numbers of your permit.
  - All inspections called in by 4:00 p.m. will be placed on the schedule for the following day.
  - All 911 addresses will be issued by the GIS Department.
  - The address MUST be posted on site at all times.

4. Commercial Permits

Six (6) sets for Commercial Site Plans with the stamped seal of engineer (includes lighting and landscape plans) and Hydrology need to be submitted to the Planning & Development Department for the plan review process and approval.

Plan Review Fees:
- 1st Review $150.00 + Fire Review Fee
- 2nd Review $200.00 + Fire Review Fee
- 3rd Review $200.00 + Fire Review Fee
- 4th Review $300.00 + Fire Review Fee

Six (6) sets of Commercial 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:
- 1st Review 0-5,000 sq. ft. $300.00 + Fire Review Fee
- 2nd Review 5,001 sq. ft. and above $300.00 plus $10.00 per 1,000 sq. ft. over 5,000.
- 3rd Review 5,001 sq. ft. and above $400.00 plus $10.00 per 1,000 sq. ft. over 5,000.
- 4th Review 5,001 sq. ft. and above $500.00 plus $10.00 per 1,000 sq. ft. over 5,000.
- 5th Review 5,001 sq. ft. and above $600.00 plus $10.00 per 1,000 sq. ft. over 5,000.
- 6th Review 5,001 sq. ft. and above $750.00 plus $10.00 per 1,000 sq. ft. over 5,000.

Building fees:

- $0.33 per square foot plus mechanicals.

All Mechanical Fees:

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sq. Ft 0 - 1,000</td>
<td>$50.00 + Fee per mechanical</td>
</tr>
<tr>
<td>*Each additional 1,000 sq. ft. will be an additional $10.00</td>
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</table>

Commercial Build Out four (4) sets of Detailed and Sealed Plans

PDF’s are required once the plan has been approved.

- For specific questions not addressed in this brochure, please call the Planning & Development office at (706) 344-3604.

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.