



Dawson County Planning & Development

RESIDENTIAL BUILDING PERMIT APPLICATION

CHECKLIST

Complete Application (Page 1,2, and 3)

Recorded Plat (Dawson County Clerk of Court)

- ☐ Site Plan/House Location Plan. Delineate the size and exact location of proposed and existing structures on the site, distances from all lot lines and ²streams; stream buffers, and proposed driveway location. Delineate the minimum setbacks of the applicable zoning district; as well as proposed setbacks; retaining walls, landscape walls.
- Floor plan (# of bedrooms, bathrooms, location of decks)

Business License

GA State Contractors License

Electrical/ Plumbing /HVAC Subcontractor Affidavits

Septic Tank Permit /Letter (Envior. Health Dept.)

Restroom Facilities Form (Envior. Health Dept.)

Public Water Availability written confirmation

Etowah Water & Sewer; Community Water; Well Service

Proof of taxes paid (tax receipt)

Land Disturbance Permit # _____ (READ 1 BELOW)

Driveway Permit)if applicable)

1 Any project involving more than one acre of disturbed area **or** is within 200 feet of the bank of any state water requires submittal of an *Erosion Control Plan* to the Natural Resources Conservation Service, 706-525-7109, louise.mcperson@usda.gov. The approved erosion control plan is a required component of the application for a residential land disturbance permit (two step process).

2 State waters excludes drainage areas which have water only during and immediately after rain events and intermittent streams which do not have water in them year-round. provided, however the responsible party must prevent sediment from moving beyond the boundaries of the property.

Permits will not be issued in a floodplain.

ESTIMATED COST OF CONSTRUCTION \$:

DEMOLITION PERMIT ONLY *(NO CONSTRUCTION)

ADDRESS: _____

PARCEL SIZE: _____

PARCEL TAX I.D. _____

AREA OF LAND TO BE DISTURBED: _____

DESCRIPTION OF THE PROJECT: _____

INSTALLATION OF:	Electrical components	Plumbing	HVAC	check all applicable
Number of Stories: _____	Number of Bathrooms: _____	Number of Bedrooms: _____		

*EXISTING STRUCTURES: _____

WATER SERVICE: ___ Well ___ Community Well ___ Etowah Water ___ City of Dawsonville

SEPTIC SERVICE: ___ Septic (on-site) ___ Sewer

ELECTRIC SERVICE: ___ Amicalola ___ Georgia Power ___ Sawnee EMC

HEAT SOURCE: ___ Electric ___ Gas ___ Propane

PROJECT DETAILS IN SQUARE FEET

Basement:	Garage:	Decks:
1 st Floor:	Storage:	Patios:
2 nd Floor:	Covered porches:	Porches:

STRUCTURE SETBACKS (MUST MATCH PLAN) FRONT: _____ REAR: _____ SIDE(L) _____ SIDE (R) _____

Corner lots have two front yard setbacks; See Land Use table 3.1 ; check stipulations of zoning

CONSTRUCTION MATERIALS:

Floor: Concrete Wood
Walls: Metal Wood
Roof: Asphalt Shingles Cedar Shake Metal

CONTRACTOR: _____

CONTRACTOR'S Email address: _____

Contractor's License # _____

24-hour emergency number: _____

ELECTRICAL CONTRACTOR: _____

HVAC CONTRACTOR: _____

PLUMBING CONTRACTOR: _____

OWNER BUILDER (SELF BUILD) COMPLETE SECTION ABOVE WITH "N/A" FOR CONTRACTOR'S LICENSE #

PROPERTY OWNERS NAME: _____

PROPERTY OWNERS ADDRESS: _____

24-hour Soil Erosion Emergency Contact #: _____

STAFF CHECK: DEVELOPMENT IN THE FLOODPLAIN

RUSSELL CREEK PROTECTION AREA

ZONING STIPULATIONS

RETAINING WALL(S)

Release Form

Initial item 1 ; check items 2-5 Sign and date form.

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

2018 International Building Code with Georgia Amendments
2018 International Residential Code with Georgia Amendments
2018 International Swimming Pool and Spa Code with Georgia Amendments
2018 International Fire Code with Georgia Amendments
2018 International Plumbing Code with Georgia Amendments
2018 International Mechanical Code with Georgia Amendments
2018 International Fuel Gas Code with Georgia Amendments
2015 International Energy Conservation Code with Georgia Amendments
2020 National Electrical Code with Georgia Amendments
2010 Department of Justice ADA Requirements
Dawson County Land Use Ordinance (*Municode.com*)
Georgia Soil and Erosion (GSWCC) Best Management Practices

1. Acknowledgment (*initial*) of construction codes as listed above.
2. 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, to waive any objection to those effects and understands that the permits are issued and processed in reliance on this 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.
3. Temporary electrical connection shall not exceed the period of time in which the building permit is valid or completed. Not to exceed the permit(s) that 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. It is also understood that a Dawson County Business License is required or signed affidavits to be able to work within Dawson County.
4. Any person acting without a licensed residential contractor to build a home on their real property, shall not be eligible to construct another residential structure 24 months from the time a Certificate of Occupancy 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**
5. A complete set of approved plans and specifications SHALL BE MAINTAINED ON THE CONSTRUCTION SITE ; Inspections shall be failed if the inspector is unable to access the approved plan set and permit documentation.

Signature of Applicant/Owner/Authorized Representative

Date