



WHAT YOU NEED FOR A BUILDING PERMIT

1. Please provide a copy of a deed showing ownership of the property you are getting a building permit for. (Warranty, quit claim, or survivorship deed). We need the owners mailing address. Please bring precise directions to the property. Payment is expected at the time of application; your check should be made payable to (FCLD) Fannin County Land Development. We do not accept Credit or Debit cards. Provide a copy of a plat or survey of the property, and a copy of house plans, (preferably on 8.5 X 11). Please include the total square footage, if basement is being stubbed for bathroom, 100 sq. ft. is added to the total. A copy of this application will be forwarded to Tax Assessors office for tax evaluation. Building Permit fees: Residential (New Homes) up to 1000 sq ft \$400.00, over 1000 sq ft \$ 350.00 plus \$0.10 per square foot. If you are stubbing basement for bathroom add 100 square foot to total square footage.
2. The setbacks from the property lines is 15 feet. The setback from the roads is as follows: 35 feet from the easement of right of way (A total of 55 feet from the centerline is the general rule of thumb). If there is no easement or right of way the setback from the edge of the roads is 35 feet.
3. A driveway permit is required, if driveway is off coming of a County road, application can be made at the time of building permit application. **BEFORE CONSTRUCTION PLEASE CALL THE ROAD DEPARTMENT FOR INSPECTION, 706-632-5481.**
4. Garages are charged as follows 1200 sq. ft. \$100.00. If adding a separate power meter, there will be additional charges for meter inspection.
5. COMMERCIAL STRUCTURE: Base price is \$500.00 plus .20 cents per square foot.
6. SEPTIC PERMIT APPLICATION'S ARE TAKEN AT THE FANNIN COUNTY ENVIROMENTAL HEALTH. YOU WILL NEED YOUR SOIL REPORT WITH THE RED SEAL. THEY ARE LOCATED AT 95 OUIDA STREET OFF OF INDUSTRIAL BLVD. THEIR TELEPHONE NO. IS 706-632-3024. If you are adding bedrooms or any addition's you must get Environmental Health's approval. If constructing garages and or sheds on property less than 2.00 acres, and the structure is more than 250 sq. ft., you must get Environmental Health's approval for them to determine your septic tanks location and replacement area is not impacted by any new construction.
7. YOU WILL NEED TO OBTAIN A 911 ADDRESS PRIOR TO APPLYING AT UTILITY COMPANIES FOR SERVICE. PLEASE CALL JOHN AT 706-632-8984, E-911 ADDRESSING OFFICE ONCE YOUR DRIVEWAY HAS BEEN CUT INTO YOUR HOUSE SITE AND FOUNDATION IS CONSTRUCTED. YOUR LOT NUMBER IS NOT YOUR 911 ADDRESS.

8. **WHEN THE SEPTIC PERMIT IS APPROVED, A BUILDING PERMIT WILL THEN BE ISSUED. NO CONSTRUCTION WORK MAY BE STARTED WITHOUT AN APPROVED BUILDING AND SEPTIC PERMIT. A RECEIPT IS NOT A PERMIT.** The yellow copy of the Building permit and the Driveway permit is to be posted in-full view at the job site. The yellow copies will be laminated by this office, for your convenience.
9. If the home is a manufactured home, a Certificate of Occupancy will be issued when the piers, tie downs, electrical, deck, and skirting have been inspected. A temporary Certificate of Occupancy may be issued for 60 days.
10. If you are building in the flood plain, you are required to comply with the regulations that FEMA sets forth for flood plains. Please ask for information.
11. If you are building within 200 feet of any state waters (any stream, pond, lake etc. All waters, regardless of size are considered State Waters unless they are completely contained on your property.) You are required to have a site plan. This will need to be completed by a registered surveyor to show BMP's (Best Management Practices) and the Flood Plain needs to be marked. (If it is Flood Plain Zone A you may use Quick 2 to determine). Subdivisions and personal property will be required to have site plans if you are building within 200 feet of water.
12. Fannin County is now requiring a Tertiary Permit for the Common Developments, that no longer have a primary permittee, established after 2005. A Level II A/engineer or surveyor designs an ESPC plan for each lot and it is up to the permittee to comply with the plan. The purpose of the plan is to show who is responsible for maintaining and implementing the Best Management Practices (BMP) on the lot. We also need a copy of your Erosion and Sedimentation Certification (Blue Card) to keep on file with the application. Effective September 1, 2018.
13. **If you are disturbing more than one acre of Land a land disturbing permit must be obtained, and a N.O.I. (Notice of Intent) sent to the EPD. If it is fifty acres or more an Erosion & Sedimentation Plan must also be sent. When project is completed and 100% vegetation and 70% density a N.O.T. (Notice of Termination) must be sent to EPD**
14. **ALL PERMITS ARE NON-REFUNDABLE AND ARE NON-TRANSFERABLE. PERMITS ARE GOOD FOR ONE YEAR AND ARE RENEWABLE FOR A FEE OF \$25.00.**
15. **A CERTIFICATE OF OCCUPANCY IS NOW REQUIRED PRIOR TO MOVING INTO THE HOUSE, THESE ARE OBTAINED FROM THE FANNIN COUNTY BUILDING INSPECTORS (706-258-5175).**