



RESIDENTIAL BUILDING PERMIT APPLICATION

Building Inspection Office
150 Hudson Ridge, Suite 3
Homer, Georgia 30547
Office: 706.677.4272
Facsimile: 706.677.6217
www.co.Banks.ga.us

Map _____ Parcel _____ Lot _____ Acreage _____

Applicant _____ Phone _____

Address _____ City _____ State _____ Zip _____

Land Owner _____ Phone _____

Address _____ City _____ State _____ Zip _____

Road Name For New Construction _____

Are There Existing Dwellings on the Property _____ Estimated Cost of Construction _____

Foundation Type: Mono-Slab _____ Crawl Space _____ Basement _____

Basement Level: No. of Bedrooms _____ No. of Bathrooms _____

First Floor Level: No. of Bedrooms _____ No. of Bathrooms _____

Second Floor Level: No. of Bedrooms _____ No. of Bathrooms _____

Enclosed Heated Sq. Footage _____ Unheated Sq. Footage _____
(Include basement, garage and covered porches)

Contractor _____ Phone _____

Address _____ City _____ State _____ Zip _____

Contractor's State License No. _____

Application is hereby made according to the laws and resolutions of Banks County to construct and/or to occupy and use the structure described on this application and attachments. If a permit is issued, I agree to conform to all laws and resolutions regulating the same. By my signature below I certify that the application and attached data is true and correct.

Applicant or Agent

Date

Requirements for Single Family Home Permits

- 1. Obtain a soil evaluation test (also known as a perc test) for the proposed building site.*
- 2. If there are other homes on the tract, a new plat surveyed off of the home site must be done. (Check with the planning office concerning these rules).*
- 3. Obtain a septic tank permit from the Banks County Environmental Health Department.*
- 4. Draw in the house or accessory structure on the plat showing septic tank, well, easements, driveway and existing buildings on the plat.*
- 5. One set of house plans or a detailed sketch of the structure being built.*
- 6. A construction driveway needs to be and marked with flags with the name of builder or owner building the structure.*
- 7. Install erosion and sediment measures before construction begins to include the construction entrance/exit.*
- 8. All documents pertaining to building permits must be signed and dated.*

BANKS COUNTY BUILDING INSPECTORS

PERMIT REQUIREMENTS

PERMIT APPLICANTS:

Please read and sign this document. A copy will be given to you and a copy placed in your file. You should retain this document until you have a certificate of occupancy (C.O.).

According to IRC code R105.3.2 and R105.5 this permit is valid for 180 days from this date. You may extend this permit for an additional 180 days if necessary. You must apply for an extension by signing an extension form and stating, in writing, the reason why the extension is needed. If the permit expires before your building project is completed you may be charged a reactivation fee.

Your permit is identified by the Master Permit Number. To locate your file quickly and to verify that all required permits have been pulled, have this number ready when calling for an inspection. You must call before 2:00 pm for a next day inspection.

If your project fails the same inspection twice, if you are not ready for the requested inspection, or if the inspectors cannot access the job site you may be charged a \$50.00 re-inspection fee.

If you sawmill the lumber to build your project, it must be identified by a grade mark or written certification of an approved (per IRC R602.1 and other sections) lumber grading agency or inspection agency. The grade mark must be visible or the certification presented to the inspector.

If a Contractor is used (other than the owner) for electrical, mechanical, plumbing or gas installation, the work must be done by a tradesman licensed by the State of Georgia. Each of these installations must be permitted and the license number of the installer documented on the permit before work begins. Violators are subject to a penalty of a double fee.

I have read and understand the above permit requirements

Applicant

Date

✓

HOUSE, ACCESSORY BUILDING AND STRUCTURE REGULATIONS

1. Applicant must obtain a Building Permit before construction begins.
2. Only one dwelling/house/manufactured home is allowed on each lot.
3. Lots located in subdivisions must be a minimum of 200' wide at the building site.
4. Structures must be setback a minimum of 70' from center of any road right-of-way or 30 feet from the front property line, whichever is greater. Side and rear property line setbacks are 30 feet.
5. Accessory buildings and structures must be located only in side and rear yards.
6. Applicant/Contractors must call for inspections as required.
7. A certificate of completion is required prior to the structure being occupied.
8. All construction of land disturbing activities are prohibited within 25 feet of any watershed's normal pool in Banks County.

I have read the above requirements and agree to comply with these and all other applicable provisions of the Banks County Subdivision/ Zoning Regulations.

Date

Signature

✓

STATE OF GEORGIA
COUNTY OF BANKS

PERMIT NO. _____
PROPERTY ADDRESS: _____

HOME OWNER (DAY LABOR) PERMIT AFFIDAVIT
(Alteration of Existing Structure)

The undersigned hereby applies for special consideration as a property owner desiring to perform construction on his/her own residence. In making this request for a "home owner" permit, the undersigned states the following to be true.

- Applicant resides in structure.
- Applicant will serve as the general contractor, and accept inherent responsibilities for the work authorized by the approved permit.
- Applicant agrees to hire **properly licensed contractors** for any work that is further sub-contracted. All electrical, plumbing, heating and air conditioning work will be separately permitted.
- Property described in permit application is currently owned by applicant.
- Applicant agrees to build in accordance with all applicable codes and strictly adhere to the inspection schedule. Undersigned acknowledges that inspections must be performed in an established sequence and that work done in violation of the codes must be corrected or may be ordered removed.

Applicant acknowledges that he/she is aware that a permit issued under the provisions of the code may be **revoked for false statements or misrepresentation** as to the material fact in the application on which the permit was based.

Applicant further acknowledges that he/she is aware that any knowingly false statements made in the permit application will subject said applicant to possible prosecution. Georgia Criminal Code, Section 26-2402 (False Swearing) calls for a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

(applicant signature)

✓

Joints and seams shall comply with Section M1601.4.1 of the *International Residential Code*.

Duct tightness shall be verified by either of the following:

1. Postconstruction test: Leakage to outdoors shall be less than or equal to 8 cfm (226.5 L/min) per 100 ft² (9.29 m²) of *conditioned floor area* or a total leakage less than or equal to 12 cfm (12 L/min) per 100 ft² (9.29 m²) of *conditioned floor area* when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.

2. Rough-in test: Total leakage shall be less than or equal to 6 cfm (169.9 L/min) per 100 ft² (9.29 m²) of *conditioned floor area* when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the roughed in system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 ft² (9.29 m²) of *conditioned floor area*.

Exceptions: Duct tightness test is not required if the air handler and all ducts are located within *conditioned space*.

TABLE 402.4.2
AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA

COMPONENT	CRITERIA
Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air-permeable insulation is not used as a sealing material. Air-permeable insulation is inside of an air barrier.
Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
Windows and doors	Space between window/door jambs and framing is sealed.
Rim joists	Rim joists are insulated and include an air barrier.
Floors (including above-garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of insulation.
Crawl space walls	Insulation is permanently attached to walls. Exposed earth in unvented crawl spaces is covered with Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.
Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
Garage separation	Air sealing is provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures are air tight, IC rated, and sealed to drywall. Exception—fixtures in conditioned space.
Plumbing and wiring	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
Shower/tub on exterior wall	Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall.
Electrical/phone box on exterior walls	Air barrier extends behind boxes or air sealed-type boxes are installed.
Common wall	Air barrier is installed in common wall between dwelling units.
HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
Fireplace	Fireplace walls include an air barrier.

BANKS COUNTY E-911 COMMUNICATIONS

144 YONAH HOMER RD SUITE ONE, HOMER, GA 30547
Non-Emergency dial: (706) 677-1234 Emergency dial 911

BANKS COUNTY E-911 PREMISE INFORMATION FORM

Residents: _____ Date: _____

Street Address: _____ Phone: _____

Detailed Description of Residence (include type of structure and color): _____

If any other phone lines at this location please list: _____

Is your home visible from the road? _____ If your home is NOT visible from the road explain if there are any detailed directions from the road your home is off of: _____

Are the 911 address numbers posted at the driveway and on the home? _____

Are there any occupants with special needs such as being in a wheelchair, trouble hearing, etc.? Explain. _____

Any life threatening health problems? Explain. _____

Power Company & phone number: _____

Gas Company & phone number: _____

Do you have children living in the home? _____ What are their names and dates of birth? _____

Do you own livestock? _____ If so, what type of livestock do you own? _____

If the livestock are not at your address, what address are the livestock located? _____

If the livestock were to get out of the fenced area would we contact your home telephone number to assist with getting them back into the pasture? _____ If not, who do we call and what is their telephone number? _____

Do you have a monitored burglar alarm or fire alarm? _____ If yes, what is the name and telephone number of the alarm company? _____

Do you have a key holder or someone who can be reached in case of emergency if you are not at home? If so, list their name and a telephone number they can be reached. _____

List any other information that you believe would be useful for law enforcement, fire or EMS personnel (examples: animal(s), special circumstances, narrow driveway, wooden bridges on driveway, storm shelter on property, lakes or swimming pool on property, etc.) _____