



City of St. Marys
Building Department
418 Osborne St, Georgia, 31558

NEW CONSTRUCTION PACKET BUILDING FROM GROUND UP CHECKLIST

Please take care to ensure all information for each checkbox below is sufficiently provided.
The city will not accept incomplete applications.

- ☐ LDA Plans Approved
- ☐ Pre-Elevation Certificate to be submitted with building permit submittal if needed.
- ☐ Complete applications to included, **Building, Electrical, Low Voltage, Mechanical & Plumbing Permits.**
- ☐ Site plans/Survey/ Plats by a **Licensed GA** surveyor (2 sets) to included: **Zoning, Lot Coverage, Flood Zone Designation, Setbacks, Lot Inspection Report**
- ☐ Foundation include (2 sets) of plans, with lot inspection report. Including details: of elevations; walls & Lot coverage.
- ☐ Floor plan, electrical plan, plumbing plan, mechanical plan, low voltage plan
- ☐ Contractor's license provided
- ☐ Occupational tax certificate provided
- ☐ Occupational tax license for all trades
- ☐ Signed contract included between home owner & contractor
- ☐ Post Elevation certificate is required prior to final CO issuance if needed.
- ☐ The City of St. Marys codes are **(2018)** IRC, IBC, IPC, IMC, ISPC, IECC, IFGC, IFC, Life Safety Code, Property Maintenance Code, Existing Building Code **(2017)** NEC **(2015)** IEC

Please note all information contained in this packet may not be applicable to your project. Should you have any questions, please contact Building Department at **912-510-4032** or **buildinginspections@stmarysga.gov**



Information and applications regarding permitting for residential and commercial projects :

Residential & Commercial projects

Building

Electrical

Plumbing

Mechanical

Low voltage

Please know that not all information contained in this packet may not be applicable to your project. Should you have any questions please contact Building Department at **912-510-4032** or **buildinginspections@stmarysga.gov**

Authorized Permit Agent Form

State of Georgia licensing board for residential and general contractors

License verification by permitting office should be verified by visiting www.sos.ga.gov and clicking on search for a professional license.

Licensed contractor: _____ Individual and/or _____ Qualifying agent

Name of licensed individual: _____

(please attach a copy of individual or company license reflecting company and qualifying agent license number)

License number of individual or qualified agent: _____

—
Name of licensed company (if applicable): _____

I, _____, hereby designate _____ to
(licensed individual or qualifying agent)

apply for & obtain the permit(s) for the project at:

Street address

Apt/suite #

City

State

Zip code

Lot number: _____

I, swear the undersigned, being the contractor as either an individual or a qualifying agent, do hereby affirm and swear, under oath, that all information on this form and on accompanying documents are true and correct.

Signature of individual or qualifying agent _____

State of _____, County of _____

Subscribed and sworn before me this _____ *day of* _____ *20* _____

Signature of notary public _____

Expiration of notary _____

Seal



HOMEOWNER NEW CONSTRUCTION, ADDITION, REMODEL,
AND RENOVATION PERMIT AFFIDAVIT

PLEASE COMPLETE ALL INFORMATION IN BLACK INK OR TYPE. UPON SUBMISSION THIS AFFIDAVIT BECOMES PART OF THE ACTUAL PERMIT. DO NOT SIGN THIS AFFIDAVIT UNLESS IN THE PRESENCE OF A NOTARY.

STATE OF GEORGIA

PERMIT NUMBER: _____

COUNTY OF CAMDEN

DATE RECEIVED: _____

CITY OF ST. MARYS

PROPERTY ADDRESS: _____ MAP/PARCEL NUMBER: _____

NAME OF SUBDIVISION: _____ LOT NUMBER: _____

NAME OF PROPERTY OWNER: _____ PHONE NUMBER: _____

The undersigned hereby applies for special consideration as a property owner desiring to construct or alter his/her personal residence. In making this request for a "homeowner" permit, the undersigned states the following to be true:

- Property described in permit application is currently owned by the applicant.
- **Applicant resides/will reside in completed structure and does not plan to offer same for sale or rent for a period of two(2) years AFTER receiving a certificate of occupancy(applicable to new construction only) per O.C.G.A. section 43-41-17(C)(2)(h)**
- Applicant agrees (if applicable) accessory structure will be for its permitted use and not for a business or residence.
- Applicant will serve as the general contractor and accept inherent responsibilities for the work authorized by the issued permit.
- Applicant agrees to hire state of Georgia "licensed Contractors" for all work that is further sub-contracted for electrical, mechanical, plumbing and low voltage and agrees permits will be obtained prior to work beginning.
- Applicant agrees to perform work in accordance with all applicable codes and strictly adhere to the inspection schedule. Undersigned acknowledges that inspections must be preformed in an established sequence and that work done in violation of the codes must be corrected or may be ordered removed.

Undersigned 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 the material fact in the application on which the permit was based.

Undersigned applicant further acknowledges 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 a \$1000.00 or imprisonment for not less than one(1) nor more than five(5) years, or both.

Applicant's signature: _____

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary signature and seal

My commission expires:



CITY OF ST.MARYS
BUILDING PERMIT APPLICATION

BP

PERMIT NUMBER: _____ DATE APPLIED: _____

PROJECT ADDRESS: _____ LOT# _____

TAX PARCEL NUMBER: _____ Flood Zone Designation _____

SUBDIVISION: _____

OWNER'S NAME: _____ PHONE: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

CONTRACTOR'S NAME: _____ EMAIL: _____

NAME OF BUSINESS: _____ PHONE: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

CONTRACTOR'S LICENSE #: _____ EXPIRATION: _____

COUNTY/CITY OF OCCUPATIONAL TAX LICENSE & NUMBER _____

EXPIRATION DATE ON COUNTY/CITY LICENSE: _____

DESCRIBE REASON FOR PERMIT: _____ NUMBER OF BEDROOMS: _____

ACTUAL CONTRACT COST: _____ COPY OF CONTRACT ATTACHED: _____

(GENERAL CONSTRUCTION WORK INCLUDING TRADES)

SPECIAL CONDITIONS: _____ SQUARE FOOTAGE: _____

_____ OCCUPANCY TYPE: _____

_____ CONSTRUCTION TYPE: _____

*******NOTICE*******

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF SIX MONTHS AT ANY TIME AFTER WORK IS STARTED. WORK MUST BE COMPLETED WITHIN 24 MONTHS FROM THE DATE OF PERMIT ISSUANCE.

***PERMITS FEES ARE NON REFUNDABLE** I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF OTHER STATE OR LOCAL LAW.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

___/___/20___
DATE



ELECTRICAL LOW VOLTAGE PERMIT APPLICATION

PERMIT NUMBER _____ DATE APPLIED _____

PROJECT ADDRESS _____

CONTRACTORS NAME _____ PHONE # _____

NAME OF BUSINESS _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

STATE LICENSE NUMBER _____ EXPIRATION _____

COUNTY/CITY OF OCCUPATIONAL TAX LICENSE & NUMBER _____

EXPIRATION DATE ON COUNTY/CITY LICENSE _____

WRITE A DESCRIPTION OF THE WORK YOU ARE DOING::

ACTUAL COST: _____

FEE CALCULATED @ 2% OF THE ACTUAL CONTRACT COST (MINIMUM \$50.00) PLUS \$50.00 ADMIN FEE

DRAWINGS ATTACHED: _____ NO _____ YES

Licensee signature: _____ Date: _____



PLUMBING PERMIT APPLICATION

PERMIT NUMBER _____ DATE APPLIED _____

PROJECT ADDRESS _____

CONTRACTORS NAME _____ PHONE # _____

NAME OF BUSINESS _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

STATE LICENSE NUMBER _____ EXPIRATION _____

COUNTY/CITY OF OCCUPATIONAL TAX LICENSE & NUMBER _____

EXPIRATION DATE ON COUNTY/CITY LICENSE _____

WRITE A DESCRIPTION OF THE WORK YOU ARE DOING::

ACTUAL COST: _____

FEE CALCULATED @ 2% OF THE ACTUAL CONTRACT COST (MINIMUM \$50.00) PLUS \$50.00 ADMIN FEE

DRAWINGS ATTACHED: _____ NO _____ YES

Licensee signature: _____ Date: _____



ELECTRICAL PERMIT APPLICATION

PERMIT NUMBER _____ DATE APPLIED _____

PROJECT ADDRESS _____

CONTRACTORS NAME _____ PHONE # _____

NAME OF BUSINESS _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

STATE LICENSE NUMBER _____ EXPIRATION _____

COUNTY/CITY OF OCCUPATIONAL TAX LICENSE & NUMBER _____

EXPIRATION DATE ON COUNTY/CITY LICENSE _____

WRITE A DESCRIPTION OF THE WORK YOU ARE DOING::

ACTUAL COST: _____

FEE CALCULATED @ 2% OF THE ACTUAL CONTRACT COST (MINIMUM \$50.00) PLUS \$50.00 ADMIN FEE

LOW VOLTAGE WIRING ON THE PROJECT: _____ NO _____ YES

(IF YES, PLEASE COMPLETE THE LOW VOLTAGE APPLICATION)

DRAWINGS ATTACHED: _____ NO _____ YES

IS THIS FOR RECONNECTION OF DISCONTINUED SERVICE: _____

Licensee signature: _____ Date: _____



MECHANICAL PERMIT APPLICATION

PERMIT NUMBER _____ DATE APPLIED _____

PROJECT ADDRESS _____

CONTRACTORS NAME _____ PHONE # _____

NAME OF BUSINESS _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

STATE LICENSE NUMBER _____ EXPIRATION _____

COUNTY/CITY OF OCCUPATIONAL TAX LICENSE & NUMBER _____

EXPIRATION DATE ON COUNTY/CITY LICENSE _____

WRITE A DESCRIPTION OF THE WORK YOU ARE DOING::

ACTUAL COST: _____

FEE CALCULATED @ 2% OF THE ACTUAL CONTRACT COST (MINIMUM \$50.00) PLUS \$50.00 ADMIN FEE

DRAWINGS ATTACHED: _____ NO _____ YES

Licensee signature: _____ Date: _____



ST. MARYS
GEORGIA

418 Osborne Street
St. Marys, GA 31558
912-510-4000
www.stmarysga.gov

Date Requested: _____

Account Number: _____

W/S Service App#: _____

A TAP is the right to connect to a water and sewer main of adequate size to meet the requirement for water and/or sewer service to a given facility. This document serves as notice that a water and/or sewer TAP has been purchased by:

Name: _____

Social Security Number: _____ Phone Number: _____

Service Address: _____

Mailing Address: _____

Email Address: _____

_____	Square Footage
_____	Aid to Construction
_____	Other
_____	Inch
_____	Water
_____	Sewer
_____	Water

Exact location of tap request: Map: _____ Block: _____ Lot: _____

Type of occupancy: Residential or Commercial

The tap is valid for ninety (90) days. If installation of the tap is not requested on or before this time and date, this tap and 10% funds paid to the City of St. Marys for its purchase shall be forfeited by the purchaser. Installation request may be made by the bearer of this certificate and shall only be accepted for installation on the location listed above. Installation request must be completed and approved by the Utility Account Administration for the City of St. Marys and be filed at City Hall.

Accepted and Acknowledged By: _____

Authorized for the City of St. Marys

Date of Installation: _____

Supervisor Initials: _____

Original City

Yellow Customer

APPLICATION FOR WATER, SEWER & GARBAGE SERVICES

ST. MARYS WATER & SEWER DEPARTMENT

418 OSBORNE ST.

ST. MARYS, GEORGIA 31558

Phone: 912-510-4000 Fax 912-882-5506 or Web Site www.stmarysga.gov

I hereby make application to be supplied with Water & Sewer Service from the City of St. Marys Water & Sewer Distribution System on a meter basis at the following address. Your acceptance of this application is subject to the approval of our engineers.

APPLICANT/BUSINESS NAME : _____

SERVICE START DATE : _____

SS# or TIN : _____

BIRTH DATE : _____

SERVICE ADDRESS : _____

MAILING ADDRESS : _____

DL STATE & NUMBER : _____

EMAIL ADDRESS : _____

EMPLOYER : _____

WORK PHONE NUMBER : _____

HOME PHONE NUMBER : _____

CELL PHONE NUMBER : _____

CO-APPLICANT/BUSINESS MANAGER NAME : _____

SS#: _____

BIRTH DATE : _____

DL STATE & NUMBER : _____

EMAIL ADDRESS : _____

EMPLOYER : _____

WORK NUMBER : _____

HOME PHONE NUMBER : _____

CELL PHONE NUMBER : _____

PLEASE READ CAREFULLY

I agree to take and pay for such water & sewer service in accordance with the schedule of rates and regulations of the City, now or hereinafter in effect. I understand I am responsible for all water/sewer and/or sanitation services and I will be responsible for any fees associated with the collection of my unpaid account up to 15% of the unpaid balance.

I hand you herewith \$160.00 (\$100.00 refundable water deposit; \$35.00 non-refundable service turn on fee; \$25.00 non-refundable garbage administration fee) or a \$35.00 non-refundable temporary service fee for utilities that will remain with the City; as well as a signed COLLECTION AGREEMENT. The \$100.00 utility deposit is refundable towards your account after one (1) year of service with no late fees or on your final bill whichever occurs first. If your account appears on the disconnect list for non-payment after your initial deposit has been applied to your account, you will be required to bring in another \$100.00 deposit to the City which will remain on your account until the service is disconnected.

☐ By initialing you verify receipt of paperwork explaining water services, sewer services, sanitation services and other charges or penalties on this account.

Applicants Signature: _____ Co-Applicants/Mgr. Signature: _____

***** OFFICE USE ONLY *****

TOTAL AMOUNT DUE: _____ DATE DEPOSIT PAID: _____

PAYMENT METHOD:

Check

☐

Cash

☐

Credit Card

☐

FEE's:

Service Turn-On

☐

Solid Waste Administration

☐

Temporary Service

☐

GARBAGE SERVICES:

Residential Can

☐

Commercial

☐

Commercial Declined

☐

UTILITY ACCOUNT NUMBER: _____

FOR WATER DEPARTMENT USE ONLY

Meter Reading: _____ Water Dept. Personnel: _____

White – Water Department

Yellow – Accounting

Pink - Customer



CITY OF ST. MARYS

ITEMS REQUIRED FOR A BUILDING PERMIT APPLICATION

TWO (2 COPIES OF ALL DOCUMENTS MUST BE SUBMITTED WITH APPLICATION WITH RESIDENTIAL. (3) COPIES ALL DOCUMENTS IF ITS COMMERCIAL. LDA HAS TO BE APPROVED BEFORE ANY PLANS ARE REVIEWED.

A. SITE PLAN PREPARED BY A GEORGIA REGISTERED SURVEYOR SHOWING THE FOLLOWING:

- Property dimensions and orientation
- Location and description of property boundary markers
- The proposed construction located on the property, including driveway
- Highways or streets adjacent to the property, including elevation(s)
- Any and all easements
- Building restriction lines
- Wetland, ponds, or lakes on or adjacent to the property. Any existing outbuilding, sheds etc.
- Elevations of property and flood hazard zone
- Subdivision name and lot number, if any
- Location of sewer and water connections and stub out or well and septic tank

B. ALL DOCUMENTS (ITEMS C-H) MUST BE SIGNED AND SEALED BY A GEORGIA REGISTERED ENGINEER AS REQUIRED BY GEORGIA LAW 43-15-24, AND/OR A GEORGIA REGISTERED ARCHITECT AS REQUIRED BY GEORGIA LAW 43-4-14.

C. FOUNDATION PLAN AND DETAILS

D. FLOOR PLAN

- Finished Floor elevation
- Window/door location and size
- Room/area designation/Use

E. ELEVATION DETAILS

F. WALL DETAILS (INTERIOR AND EXTERIOR)

G. ELECTRICAL PLAN

- Outlets
- Type of service & diagram
- Lights
- Wiring Diagram
- Location of disconnect panels
- Contract cost listed on permit application

H. PLUMBING PLAN

- Fixture Layout
- Drain Layout & Size
- Water Pipe layout & Size
- Size of Water Meter
- Contract cost listed on permit application

I. MECHANICAL PLAN

- Size of A/C unit
- Type of heat
- Duct layout (Manual "D")
- If a restaurant:
 - Hood with Fire Suppression System
 - Equipment Layout
- Calculations for sizing of heat/cooling units (Manual "J")

J. BUILDING PERMIT APPLICATION REQUIREMENTS:

Project Address
Project Location (Lot Number)
Subdivision Name
Owner's Name
Owner's Address
Contractor's Company Name
Contractor's Address
Engineer's Name
Valuation of Project
Total Square Footage
Signature of contractor or authorized agent

K. ELECTRICAL PERMIT

Contractor's company name and all information
License holder's signature
All blanks filled out completely

L. PLUMBING PERMIT

Contractor's company name and all information
License holder's signature
All blanks filled out completely

M. MECHANICAL PERMIT

Contractor's company name and all information
License holder's signature
All blanks filled out completely

N. ELEVATION CERTIFICATES

Pre-Elevation Certificate ensure FIRM information is accurate & building elevation information
Post-Elevation Final Certificate will need to be issued to the Planning & Building Department before a Certificate of Occupancy can be issued to the contractor/builder.

IMPORTANT NOTES:

You will need to submit a copy of the signed contract between you and your client. (If a spec home you will need to provide a breakdown of how you arrived at the contract cost).

The General Contractor will be required to have the mechanical, electrical, low voltage and plumbing permit applications and all required documentation with his information. If any of the documentation or permit applications are not included this will delay the review/approval process.

All information must be submitted no later than 12noon Friday. The information will be reviewed Wednesday morning by the review committee. If approved, you will be emailed a fee schedule with any notes from the meeting within 2 business days with any applicable notations. If the information submitted is denied, you will receive an email explaining why within 2 business days. (Commercial projects will require a longer review process if there was not a "preliminary review" of the plans. Commercial preliminary plan review can take up to 4 weeks).

When permits are issued you will receive a copy of the permit, site inspection sheet, and a set of plans.

All information must be posted on site in a doc box at all times.

CITY OF ST. MARYS
REQUIREMENTS FOR
RESIDENTIAL AND COMMERCIAL INSPECTIONS

Building:

Setbacks
Sediment Control
Termite Treatment (Record purpose only)
Bond Beam
Pier/Footer/Slab
Wall and Roof Nail Off
Window and Doors
Framing Prior to cover up (includes structural, electrical, plumbing and HVAC rough in)
Insulation
Strapping
Gas Vent
All gas letters and code compliance letters, post elevation certificates
Final (Certificate of Occupancy)

Plumbing:

Pre-Slab
Rough In (Prior to cover up)
Gas Pipin (Prior to cover up)
Bonding of gas Pipe
Final (Certificate of Occupancy)/(Water & Sewer to house)

Electrical:

Temporary Pole
Rough In (Prior to cover up)
Grounding
Pre-Final
Final (Certificate of Occupancy)

HVAC:

Rough In (Prior to cover up)
Final (Certificate of Occupancy)

Low Voltage:

Rough In (Prior to cover up)
Final (Certificate of Occupancy)

Fire and Life Safety (Commercial):

80%
100%
Fire Walls & Ceiling

CITY OF ST. MARYS
REQUIREMENTS FOR
RESIDENTIAL AND COMMERCIAL INSPECTIONS

Public Works:

Soil & Erosion Fence
Water & Sewer (Street)
Final Water & Sewer (Street)
Final Lot Grading
Final Driveway & Culvert

*Water & Sewer (At Home)
*Final Water & Sewer (At Home)

Swimming Pool/ Enclosure:

Shell-Steel
Grounding & Bonding/ Final (Certificate of Occupancy)
Piping
Cool Deck
Final (Certificate of Occupancy)

ARTICLE III. - SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL^[4]

Footnotes:

--- (4) ---

Editor's note— Ord. of Apr. 4, 2011, amended art. III in its entirety to read as herein set out. Former art. III, §§ 46-92—46-99.2, was entitled "Soil Erosion and Sedimentation Control" and derived from: Ordinances of Dec. 11, 1989; Sept. 11, 1995; Jan. 8, 2001; and June 14, 2004, §§ 1, 2.

State Law reference— Erosion and Sedimentation Act of 1975, O.C.G.A. § 12-7-1 et seq.

Sec. 46-92. - Title.

This article will be known as "City of St. Marys Soil Erosion, Sedimentation and Pollution Control Ordinance."
(Ord. of 4-4-11)

Sec. 46-93. - Definitions.

The following definitions shall apply in the interpretation and enforcement of this article, unless otherwise specifically stated:

Best management practices (BMPs): These include sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the "Manual for Erosion and Sediment Control in Georgia" published by the commission as of January 1 of the year in which the land-disturbing activity was permitted.

Board: The board of natural resources.

Buffer: The area of land immediately adjacent to the banks of state waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.

Certified personnel: A person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.

Commission: The Georgia Soil and Water Conservation Commission (GSWCC).

CPESC: Certified professional in erosion and sediment control with current certification by Certified Profession in Erosion and Sediment Control Inc., a corporation registered in North Carolina, which is also referred to as CPESC or CPESC, Inc.

Cut: A portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to the excavated surface. Also known as excavation.

Department: The Georgia Department of Natural Resources (DNR).

Design professional: A professional licensed by the State of Georgia in the field of: Engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a certified professional in erosion and sediment control (CPESC) with a current certification by Certified Professional in Erosion and Sediment Control, Inc.

Director: The director of the environmental protection division or an authorized representative.

District: The Satilla River Soil and Water Conservation District.

Division: The environmental protection division (EPD) of the department of natural resources.

Drainage structure: A device composed of a virtually nonerodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, drainage control, or flood control purposes.

Erosion: The process by which land surface is worn away by the action of wind, water, ice or gravity.

Erosion, sedimentation and pollution control plan: A plan required by the Erosion and Sedimentation Act, O.C.G.A. ch. 12-7, that includes, as a minimum protections at least as stringent as the state general permit, best management practices, and requirements in subsection 46-95(c) of this article.

Fill: A portion of land surface to which soil or other solid material has been added; the depth above the original ground surface or an excavation.

Final stabilization: All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100 percent of the soil surface is uniformly covered in permanent vegetation with a density of 70 percent or greater, or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been used. Permanent vegetation shall consist of: Planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region. Final stabilization applies to each phase of construction.

Finished grade: The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Grading: Altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

Ground elevation: The original elevation of the ground surface prior to cutting or filling.

Land-disturbing activity: Any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices as described in subsection 46-94(5).

Sec. 46-94. - Exemptions.

This article shall apply to any land-disturbing activity undertaken by any person on any land except for the following:

- (1) Surface mining, as the same is defined in O.C.G.A. § 12-4-72, the "Georgia Surface Mining Act of 1968";
- (2) Granite quarrying and land clearing for such quarrying;
- (3) Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities which result in minor soil erosion;
- (4) The construction of single-family residences, when such construction disturbs less than one acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre and not otherwise exempted under this subsection; provided, however, that construction of any such residence shall conform to the minimum requirements as set forth in O.C.G.A. § 12-7-6 and this subsection. For single-family residence construction covered by the provisions of this subsection, there shall be a buffer zone between the residence and any state waters classified as trout streams pursuant to Article 2 of Chapter 5 of the Georgia Water Quality Control Act. In any such buffer zone, no land-disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least 50 horizontal feet, and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least 50 horizontal feet, but the director may grant variances to no less than 25 feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least 25 horizontal feet, and no variance to a smaller buffer shall be granted. The minimum requirements of O.C.G.A. § 12-7-6(b) and the buffer zones provided by this subsection shall be enforced by the local issuing authority;

- (5) Agricultural operations as defined in O.C.G.A. § 1-3-3, "definitions", to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing livestock or poultry; producing or storing feed for use in the production of livestock, including but not limited to, cattle, calves, swine, hogs, goats, sheep, and rabbits or for use in the production of poultry, including but not limited to, chickens, hens and turkeys; producing plants, trees, fowl, or animals; the production of aqua culture, horticultural, dairy, livestock, poultry, eggs and apiarian products; farm buildings and farm ponds;
- (6) Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in subsections 46-95(c)(15) and (c)(16) of this article, no other land-disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three years after completion of such forestry practices;



FEE SCHEDULE FOR BUILDING ELECTRICAL/MECHANICAL/PLUMBING/LOW VOLTAGE/DEMOLITION PERMITS

BUILDING PERMIT: Permit fee is ½ of 1% of the actual contract cost of the general construction work including the trade, minimum \$50.00. You will be required to submit a copy of the contract with the Building Permit Application. \$50.00 Administrative fee in addition to permit fee.

NOTE: HOMEOWNER'S APPLYING FOR A NEW CONSTRUCTION BUILDING PERMIT THE FEES WILL BE BASED ON MATERIAL AND LABOR COSTS FOR THE GENERAL CONSTRUCTION AND ALL TRADES.

ELECTRICAL PERMIT: Permit fee is 2% of the actual contract cost of the electrical work with a minimum of \$50.00. You will be required to submit a copy of the contract with the Electrical Permit Application. \$50.00 Administrative fee in addition to permit fee.

LOW VOLTAGE PERMIT: Permit fee is 2% of the actual contract cost of the low voltage work with a minimum of \$50.00. You will be required to submit a copy of the contract with the Low Voltage application. \$50.00 Administrative fee in addition to permit fee.

MECHANICAL PERMIT: Permit fee is 2% of the actual contract cost of the mechanical work with a minimum of \$50.00. You will be required to submit a copy of the contract with the Mechanical Permit Application. \$50.00 Administrative fee in addition to permit fee.

PLUMBING PERMIT: Permit fee is 2% of the actual contract cost of the plumbing work with a minimum of \$50.00. You will be required to submit a copy of the contract with the Plumbing Permit Application. \$50.00 administrative fee in addition to permit fee.

NOTE: FEE FOR REPLACING AN EXISTING HOT WATER HEATER WILL BE AN ADMINISTRATIVE FEE OF \$50.00 ONLY.

DEMOLITION PERMIT: Permit fee \$100.00 regardless of structure size or materials

RE-ESTABLISHING DISCONNECTED ELECTRICAL SERVICE: \$35.00 permit fee, no additional administrative fee.

RE-INSPECTION FEE: \$100.00 per re-inspection. Fee to be paid prior to re-inspection.



AID TO CONSTRUCTION COST FOR NEW CONSTRUCTION

1 BEDROOM- \$2470.50

2 BEDROOMS- \$3294.00

3 BEDROOMS- \$4941.00

4 BEDROOMS- \$5764.50

5 BEDROOMS- \$6588.00

6 BEDROOMS- \$7411.50

Remodel aid to construction cost is based off of number of fixtures

being added. (i.e. shower, sink, and toilet)

AID TO CONSTRUCTION FEE

Sec. 98-57. - Aid-to-construction fees.

- (a) In order to connect to the City of St. Marys water and/or wastewater utility system, all residential, commercial, institutional, industrial or any other structure requiring water and/or wastewater utility services, shall pay an aid-to-construction fee in addition to any fees required by ordinance prior to connecting to the city water and/or wastewater system.
- (b) The aid-to-construction fee will be based upon improvements needed for the water or wastewater infrastructure and construction or expansion of the water or wastewater treatment facilities serving the city. The city currently has two wastewater treatment facilities. The current wastewater treatment plants are known as the Point Peter Plant and the Scrubby Bluff Plant. Each aid-to-construction fee will be based on the expansion or construction needed for any and all improvements or expansions of the water and wastewater plants serving the city. These fees will only be used for the improvement or expansion of the water and wastewater treatment facilities located within the city.
- (c) The aid-to-construction fee for commercial subdivisions and/or structures, and residential subdivisions and/or structures shall be calculated based on the estimated average daily water consumption of each type of structure or unit as outlined in Table 98-57.1, multiplied by the estimated construction cost per gallon, as listed in the fee ordinance, then multiplied by the number of units. If the proposed use is not included in Table 98-57.1, then the daily average water consumption rate shall be determined by the city manager and/or their designee.

Owner/developer of any structure shall have the option of providing an Earthcraft or LEED certified facility that may modify the daily average water consumption rate as listed in Table 98-57.1. The aid-to-construction fee shall be the lower of the figures derived from using either the figures from Table 98-57.1, or the Leed or Earthcraft certified figures. The city will only accept certified LEED (Leadership in Energy and Environmental Design) or Earthcraft figures from a current Georgia registered professional engineer or current Georgia registered architect.

For example: For a 2011 development with 50 units of one-bedroom apartments the fee would be GPD (Table 98-57.1) x Cost Per Gallon x Unit Total = Aid-to-Construction Fee or $150 \times \$12.58 \times 50 = \$94,350.00$ would be the aid-to-construction fee.

- (d) Aid-to-construction fees for commercial or residential projects that do not require subdivision review and approval shall be paid with submittal of a request for a building permit. Aid-to-construction fees for commercial or residential subdivisions shall be paid prior to the receipt of a building permit for any structure.
- (e) Additions and renovations made to existing structures shall pay an aid-to-construction fee based on the number of fixtures to be added. The fee shall be calculated based on ten units per fixture and then multiplied by the current estimated construction cost per gallon.

Earthcraft and LEED certification may also be used for existing structures. The relocation of one or more fixtures within the same existing building envelope will not require an aid-to-construction fee.

See next page for Table 98-57.1

Aid To Construction Fee

Structure Type	Water Usage In Gallons Per Day
Airport	2 per passenger plus 14 per employee
Assembly hall	2 per seat
Barber shop/beauty parlor	55 per chair
Boarding house	60 per room
Boarding house with laundering services	60 per room, plus 500 per washing machine
Boarding house w/dishwashing machine	60 per room, plus 50 per dishwashing machine
Bowling alley	75 per lane
Car wash with wand wash	200 per bay
Car wash with hand wash	700 per location
Car wash with drive-thru automated wash	3,500 per site
Call center	5 per 100 square feet of building
Clinic—Medical/surgical/outpatient	150 per exam room
Clinic—Psychiatric-non-exam	See office listing
Correction institution/prison/jail	125 per bed, plus 10 per employee
Club—Nonresidential recreation facility	Consumption per member to be determined by review of type and capacity by designated staff
Club—Residential recreation facility	Consumption per member to be determined by review of type and capacity by designated staff
Day care	10 per employee
Dental office	150 per chair
Department store—Retail	5 per 100 square feet of building
Drug store	300 per store
Factory/manufacturing facility	15—35 per person per shift as determined by review of process not including water/sewer needed for the process used
Funeral home	10 per 100 s.f.
Highway rest areas	Gpd per person per day based on engineering criteria for size of building and anticipated use factors as submitted by GaDOT and reviewed and approved by the city manager or designated staff member
Hospital	100 per bed
Hotel/motel no kitchens	60 per room for 2 person - each extra person add 25 gpd

Hotel/motel plus food service	60 per room, plus food service as listed above
House of worship	1 per seat
House of worship with day care or school	1 per seat, plus 10 each school personnel
House of worship fellowship hall with kitchen	25 per seat, plus 50 per seat for dishwashing
Kennel	15 per cage
Kindergarten, no meals	10 per person
Kitchen for day care or kindergarten	10 per person
Laundry, self-service	200 per machine
Laundry, commercial	1,000 per machine
Manufactured home park	300 per site
Marina without bathhouse	10 per boat slip
Multifamily - one bedroom	100 per unit
Multifamily - two bedrooms	150 per unit
Multifamily - three bedrooms or more	200 per unit, plus 50 per additional bedroom
Nursing home	150 per bed
Office (except medical or dental)	15 per person
Parks - Day use with flush toilets	Consumption per member to be determined by review of type and capacity by designated staff not to exceed 5 per person
Picnic areas (with flush toilets)	Consumption per member to be determined by review of type and capacity by designated staff not to exceed 5 per person
Physician's (medical) office	10 per outpatient procedure room, plus 10 per exam room
Residential, one bedroom	150 per unit
Residential, two bedrooms	200 per unit
Residential, three or more bedrooms	300 per unit, plus 50 per additional bedroom
Restaurant - less than 24-hour service	25 per seat - Add 500 to each use for a laundering service and add 500 to each use for an automated dishwashing service
Restaurant - 24-hour service	50 per seat - Add 500 to each use for a laundering service and add 500 to each use for an automated dishwashing service
Restaurant - Drive-in	30 per car space - Add 500 to each use for a laundering service and add 500 to each use for an automated dishwashing service
Restaurant - Carry-out only	35 per 100 square feet of building - Add 500 to each use for a laundering service and add 500 to each use for an automated dishwashing service

Retail	400 per toilet room
Schools - day, no showers or cafeteria	15 per student and staff
Schools - day with cafeteria	20 per student and staff
Schools - day with showers and cafeteria	25 per student and staff
Service station, full-service (fuel and convenience items)	25 per 100 s.f.
Service station, with garage repairs	100 per pump
Shopping centers	.16 per s.f.
Speculative buildings	.1 per s.f. adjusted upon occupancy
Stadium	2 per seat
Storage - Mini warehouse	1.5 per 100 s.f. (gross)
Swimming pools except residential pools	10 per user based on legal code occupancy
Tavern, bar, lounge, no meals	15 per seat
Tavern, bar, lounge, with meals	15 per seat plus food service, plus usage for "restaurant - less than 24-hour service", as listed above
Travel trailer (RV) park	150 per space
Theater - Drive-in	3 per car
Theater (inside fixed seating)	3 per seat
Veterinarian Office	20 per 100 s.f. (gross)
Warehouse	400 per toilet room
Construction not described above	Water/sewer usage costs as determined by the city manager and/or staff member as designated by the city manager. Fees calculated over \$100,000.00 shall be submitted to the mayor and city council for review and approval

LOT INSPECTION REPORT

**LOT 5-B, FOX RUN, PHASE II,
CITY OF ST. MARYS, 29th G.M.D.
CAMDEN COUNTY, GEORGIA**

FOR: D.R. HORTON INC. - JAX

ITEMS CHECKED:

CORNER STAKES	☒	STRING LINES	☒
FORM BOARDS	☒	CONC. FOUNDATION	☐
FLOOR SLAB	☐	EXIST. STRUCTURE	☐

LOT CORNERS:

FOUND: ☒

RESET _____

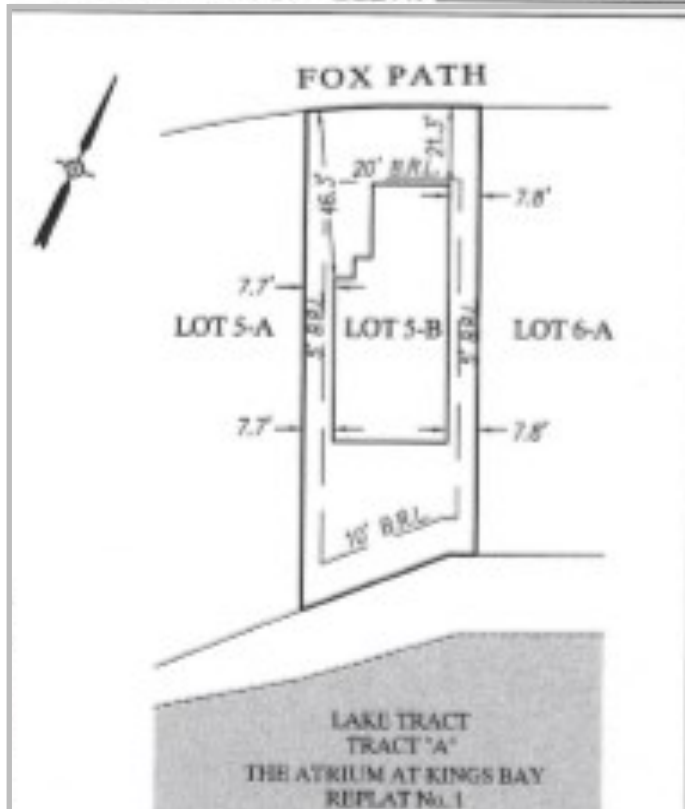
REQUIRED LOWEST FINISHED FLOOR (BY LOCAL GOVERNMENTAL AGENCIES) 2' ABOVE FLOOD ZONE
REQUIRED FINISHED FLOOR AS PER SITE PLAN 22.20'

BUILDING CONFORMS WITH SETBACK
REQUIREMENTS & FLOOD ZONE REGULATIONS

ELEV. ABOVE HIGHEST ROAD ELEV. IN FRONT OF LOT: 1.4'

ELEV. ABOVE HIGHEST EXISTING GRADE: 1.0'

FINISHED FLOOR ELEV.: 22.27' (NAVD 88)



CORRECTED BY: _____

DATE: _____

RE-INSPECTED BY: _____

DATE: _____

APPROVED BY: _____

DATE: _____

SETBACK REQUIREMENTS:

FRONT: 20'

SIDES: 5'

REAR: 10'