



Permitting Office
68 Kingsland Dr., Ste. C
Folkston, GA 31537
P: 912-496-3826
F: 912-496-4645
sreynolds@charltoncountyga.gov

NOTICE

- CHARLTON COUNTY IMPLEMENTS THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE.
- INSPECTION REQUESTS MUST BE MADE 24 HOURS IN ADVANCE AT: (912) 496-3826. **DO NOT CALL THE BUILDING INSPECTOR TO SCHEDULE AN INSPECTION.**
- THE **PERMIT NUMBER MUST BE PROVIDED** AT THE TIME OF THE REQUEST.
- EFFECTIVE JULY 1, 2011, THE AMENDMENTS TO THE INTERNATIONAL ENERGY CODE (*SECTION 401.3*) REQUIRE ALL NEW CONSTRUCTION TO HAVE THE FOLLOWING BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED: **ENERGY CODE COMPLIANCE CERTIFICATE**
- BY LAW, A STATE OF GEORGIA LICENSED CONTRACTOR MUST PULL ALL CONSTRUCTION PERMITS. HOWEVER, A HOMEOWNER IS ALLOWED TO PULL A CONSTRUCTION PERMIT TO BUILD THEIR PERSONAL HOME EVERY 2 YEARS. ALL OTHER PERMITS (ELECTRICAL, PLUMBING, GAS AND MECHANICAL) REQUIRE STATE OF GEORGIA LICENSED CONTRACTORS. A HOMEOWNER MAY NOT PULL THEIR OWN ELECTRICAL, PLUMBING OR GAS PERMITS, AND ARE ONLY ALLOWED TO PULL MECHANICAL PERMITS IF THE UNIT BEING INSTALLED IS A PACKAGED HEATING AND AIR UNIT (ALSO KNOW AS "SELF-CONTAINED"). THE HOMEOWNER MUST SIGN AND PROVIDE THE **HOMEOWNER ACTING AS CONTRACTOR AGREEMENT**.



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PROPERTY LOCATION REQUIREMENTS:

- ZONING: ANY CONSTRUCTION WITHIN THE CITY LIMITS OF FOLKSTON MUST BE APPROVED BY THE CITY COUNCIL. A **WRITTEN NOTICE OF APPROVAL** SHALL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION.
- LOCATION AND LOT SIZE REQUIREMENTS:

SERVICE TYPE	SIZE LOT PER DWELLING
SEPTIC AND WELL	1 ACRE MINIMUM
CITY SEWER OR CITY WATER	½ ACRE MINIMUM
CITY SEWER AND CITY WATER	NO LESS THAN 10,000 SQUARE FEET

- FLOOD ZONE: IF THE PROPERTY IS LOCATED IN A FLOOD ZONE, AN **ELEVATION CERTIFICATE** SHALL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION.
- ALL PERMANENT STRUCTURES MUST BE SITUATED NO LESS THAN FIFTEEN (15) FEET FROM ANY PROPERTY LINE OR BOUNDARY AND NO LESS THAN TWENTY-FIVE (25) FEET FROM ANY BOUNDARY OF ANY PUBLIC RIGHT OF WAY.
- SITE SURVEY: A **SITE DEVELOPMENT PLAN** SHOWING THE LOCATION OF WELL, SEPTIC, ELEVATION OF HOME, AND ROAD ACCESS SHALL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION. THE SITE SURVEY MUST BE DONE BY A GEORGIA REGISTERED SURVEYOR PRIOR TO POURING THE FOUNDATION.

PLANS SUBMITTAL:

- **TWO ORIGINAL SETS** OF BUILDING PLANS THAT MEET OR EXCEED THE 100 MPH/3 SECOND WIND LOAD GUST MUST BE SUBMITTED FOR APPROVAL. ALL PLANS MUST MEET IRC 2012, ICC 600, IPC 2012, IMC 2012, IEC 2012 AND ALL GA AMENDMENTS/REQUIREMENTS. **NO PHYSICAL CONSTRUCTION IS TO BEGIN WITHOUT THE ISSUANCE OF A BUILDING PERMIT!**
- TRUSSES: IF BUILDING WITH TRUSSES, A COPY OF **ENGINEERED TRUSS PLANS** MUST BE SUBMITTED.



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ENVIRONMENTAL:

- ADDITIONS THAT INCLUDE BEDROOMS OR BATHROOMS WILL REQUIRE APPROVAL FROM THE CHARLTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (2587 THIRD STREET, FOLKSTON, GA 31537) AND MUST MEET CURRENT CODES. THE OFFICE CAN BE REACHED AT (855)473-4374. **THE SEPTIC TANK PERMIT OR APPLICATION** SHALL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION.

BUILDING PERMIT AND INSPECTIONS:

- NEW BUILDING PERMITS MUST BE PURCHASED IF CONSTRUCTION HAS NOT BEGUN WITHIN SIX MONTHS OF THE INITIAL DATE OF ISSUE.
- **THE BUILDING PERMIT IS VALID FOR A PERIOD OF 180 DAYS.** THE BUILDING INSPECTOR IS AUTHORIZED TO GRANT ONE OR MORE EXTENSIONS OF TIME FOR ADDITIONAL PERIODS NOT EXCEEDING 180 DAYS EACH. THE EXTENSION MUST BE REQUESTED IN WRITING AND JUSTIFIABLE CAUSE DEMONSTRATED. THE CONSTRUCTION WILL HAVE TO MEET ANY AND ALL CURRENT BUILDING REQUIREMENTS INCLUDING ANY REVISIONS THAT HAVE OCCURRED SINCE THE INITIAL ISSUANCE OF THE PERMIT.
- IF YOU SHOULD HAVE ANY QUESTIONS, OUR OFFICE IS OPEN MONDAY THROUGH FRIDAY FROM 8:00AM-1:00PM AND 2:00PM-5:00PM. OUR OFFICE PHONE IS: 912-496-3826.