

City of Dahlonega -- Building Permit Information -- (For information only)

Permits are required before any grading, construction, installation of mobile homes, alterations or additions to buildings or demolition is started. Development plans are required for all construction/development, except single family residences.

In order to provide better service with fewer conflicts, please contact Chris Head at the Planning Office as soon as possible to discuss your project and any plans that might be required. City Hall is open from 8 a.m. to 5 p.m. Monday thru Friday.

Below is some of the information needed to permit your project.

Property with a driveway accessed from a state road must be permitted from the GA Department of Transportation. This permit must be issued before a building permit can be obtained from the city. Residential permit requests should be referred to Dale Westmoreland at 706/348-4848. Commercial/other permit requests should be referred to Derrek Crowe, District Access Management supervisor at 770/532-5563.

Check with the Planning Office for availability of water and sewer services. If sewer service is not available we require a copy of the septic permit before a building permit can be issued. (This permit is issued by the Health Department)

Water and sewer tap fees must be paid before or at the time the building permit is issued. Two separate checks, one for the building permit and one for the water/sewer taps will be required.

For a single family residence please bring a survey of the property with the footprint of the house and the setbacks shown. You can draw the house and setbacks on the survey yourself. No part of the structure can be within the setback.

For commercial project- a permit will not be issued until development plans have been reviewed & approved. Building plans must be submitted and reviewed. A State Licensed General Contractor is required.

All electrical, plumbing and mechanical work must be performed by licensed personnel. Plumbing, electrical and mechanical contractors must sign an affidavit for each job. Affidavits must be in the office **before** a rough in inspection is given. Forms are available at the office.

Erosion and Sedimentation Controls - The City of Dahlonega considers erosion and sedimentation controls a very important part of any construction project. An E&S inspection will be made. Silt fence must be installed in all areas deemed necessary by the inspector. A proper construction pad must be in place at all entrances to the site. Failure to maintain all E&S controls will delay inspections and could also result in fines. Call for more information.

To schedule an inspection: Call 706/864-6133 City Hall, one day before inspection is needed. Porta-john's must be on site before inspections start. **Sub contractor affidavits must be in the office before the rough in inspection is scheduled.**

Street addresses are assigned by the Lumpkin County Planning Office. (706/864-6894) Once your driveway is installed give them a copy of your building permit and they will assign an address.