

# CITY OF AMERICUS

## BUILDING PERMIT CHECK LIST

### ***Before Permit Can Be Issued:***

1. \_\_\_ Application for Building Permit must be received and paid for in full.
2. \_\_\_ Sewer tap application and fee of \$50 must be paid at the time application is submitted.
3. \_\_\_ Blue prints, description and layout of the project must be submitted. Drawings are to include where utility lines are located.

### ***Before Construction Can Begin:***

1. \_\_\_ Building Permit must be issued, and posted on the property visible from the street.
2. \_\_\_ Building official will inspect the property and approve the layout of the project.
3. \_\_\_ All contractors must have a current Contractor's License with the City.

### ***Things to Know About Building Your Project:***

1. \_\_\_ Minimum footings shall be 8 inches wide and 36 inches deep, as per City Code Chapter 4, Article 2, Section 4-203a.
2. \_\_\_ The setback requirements are 25 feet off of the property line on a street side and 8 feet off of the property line on private property or alleyway sides. ***These measurements are taken from your property lines.*** If the building official is in question, proof of the property pins will be required at your expense. Single family residential zones shall have a back yard of 20' for the main residence.
3. \_\_\_ Building Permits are active for six months, at the time of expiration an extension may be issued for half the cost of the original permit.
4. \_\_\_ Accessory building may be constructed in accordance with the Cities Zoning & Subdivision Regulations; Article X Section 5. LOT COVERAGE: The principal building and accessory buildings shall not cover more than thirty-five (35) percent of the lot area. Contact City Hall for property in a zone other than single family residential.
5. \_\_\_ Carports are subject to building setbacks and permit requirements.
6. \_\_\_ A final inspection and a "Certificate of Occupancy" must be issued before the owner is to move in.
7. \_\_\_ Modular and Mobile homes must be HUD approved.
8. \_\_\_ Modular homes must be on a permanent foundation.
9. \_\_\_ Single wide mobile homes are allowed only in certain areas of town. Check with City Hall for location.
10. \_\_\_ Homes built off site must have a Third party inspection certificate.
11. \_\_\_ Before a culvert may be installed the site and culvert size is to be approved by the city. Culverts may be purchased from the city. For a current price list stop in or call City Hall.
12. \_\_\_ There is to be 10' space between buildings.
13. \_\_\_ An excavation permit will be required if excavation takes place on city easement.
14. \_\_\_ Buildings under 120 sq. ft. do not require a building permit, yet must still follow the set backs.

If you are unsure of any building codes please call City Hall @ 443-5655



