



**Building Permit
Application**

Planning and Development
1214 Lula Lake Road, 706-820-1586
Lookout Mountain, GA 30750

This permit authorizes construction in accordance with the applicable requirements of the code of the city of Lookout Mountain Georgia. Electrical, mechanical, and plumbing permits are issued separately. Permit fees and penalties are charged for a renewal of permits. Permittees shall post a copy of the Building Permit in a conspicuous place on or in the vicinity of the property. The posted inspection card must be signed after each phase of work. A building or any portion thereof may not be occupied until Certificate of Occupancy has been granted.

Address _____ Lookout Mountain, Ga 30750

Type of Construction _____ Disturbing Land? Yes ___ No ___

of Rooms (Exclude Kitchen/Bath) _____ # of Baths _____ # of Kitchens _____ # of Stories _____

Job Description _____

Construction Value \$ _____ Permit Fee \$ _____

Plan Review Fee (25% of Permit Fee) \$ _____ Date paid: ____/____/____

Inspection Fees: _____ \$40 each, plus \$25 Admin fee \$ _____

CO Fee \$ _____ Total fee due at time of issuance _____ Date paid: ____/____/____

Property owner _____ Address _____

C/S/Z _____ Phone _____ email _____

Contractor _____ License holder _____

Ga. License # _____ Business license number _____

Address _____ C/S/Z _____

Phone _____ Email _____

I hereby certify that I have examined this application and that the information shown here on is true and correct to the best of my knowledge. I am the owner or acting as the owner's agent and will keep the owner informed of the requirements of this job. All provisions of laws and ordinances governing work to be performed shall be complied with whether specified or not.

Applicant _____ Signature/Date _____

Address _____ C/S/Z _____

Phone _____ Email _____

The issuance of this permit authorizes improvements of the real property designated herein which improvements may subject such property to mechanics liens pursuant to part 3 article 8 chapter 14 of title 44 of the official code of Georgia annotated. In order to protect any interest in such property and to avoid encumbrances thereon, the owner or any person with an interest in such property should consider contacting an attorney or purchasing a consumer's guide to the lien laws.

The following is required for all submittals:

- All drawings must be legible and to a standard scale.
- All elevations must be provided using MSL (mean sea level) data or other approved benchmark.
- The street address of the property, as well as the name and contact information of the owner, architect, or contractor responsible for the project must be included on the cover sheet of each drawing set.

The following is required if the proposed work does not include a change to lot coverage:

- Two (2) 24 x 36 sets of construction plans and a PDF file.

The following is required if the proposed work does include a change to lot coverage (Including decks, driveways, pavers, retaining walls, pools, etc.):

- One (1) completed copy of the Building Permit Application.
- Two (2) 24 x 36 sets of construction plans and a PDF file.
 - Current and proposed conditions.
 - Zoning analysis including current zoning setbacks and lot coverage calculations.
 - Stream bank buffer, if applicable.
 - Elevations of the front door threshold and contours for new construction.
 - Front corners of adjacent houses, to establish front building setback.

The following is required for all construction plans:

- Existing conditions and floor plan affected by proposed construction.
- Proposed floor plan of each affected floor.
- Energy compliance checklist.
- Foundation Plan:
 - Show dimensions of the building foundation.
 - Show location of footings at exterior walls, interior load bearing walls, and foundation walls.
- Floor Plans:
 - Show dimensions of the floor plan of each floor level, including decks, balconies, porches, etc. Label use of each area, such as bedroom, kitchen, deck, etc.
- Doors and Windows:
 - Show location of all doors, windows, and other openings.

- Smoke Detectors:
 - Show location of all smoke detectors.
 - Structural Elements: Show location of exterior and interior load bearing walls which support floors or roofs above.
 - Include details of wall construction, size and spacing of studs, and how walls are attached or fastened to foundation.
 - Locate and show size and composition of all headers and beams.
 - Include floor and roof framing details, including type, size, and spacing of floor and ceiling joists and roof rafters.
 - If manufactured trusses or engineered wood products are used, provide manufacturer's drawings and details, including load calculations.
 - Provide engineer's design for steel structural components.
 - If posts or columns are used, provide details including type and size and anchoring and connection details.
 - Include information for decks, stoops, porches, steps, etc.
- Mechanical and Other Equipment:
 - Show location of water heaters, HVAC equipment, electrical panels, plumbing fixtures, appliances, cabinets, and other built-in features.
- Architectural Elevations (must accurately depict existing grades):
 - Show elevations of all exterior walls, roof lines, and pitches for new buildings.
 - Show elevations of affected exterior walls, roof line, and pitches for additions and/or alterations to existing buildings.

I hereby certify that I have examined this checklist and that the information shown hereon is true and correct to the best of my knowledge. I am the owner or acting as the owner's agent and will keep the owner informed of the requirements of this job. All provisions of laws and ordinances governing work to be performed shall be complied with whether specified or not.

Applicant _____

Signature _____ Date: ____/____/____

Note:

All subcontractors must be state licensed, must obtain permits for each job personally and show their license as contractors. The permit becomes null and void if the work on construction authorized by the Building Permit is not commenced within six months, or if construction or work is suspended or abandoned for a period of six months any time after work is started.

April 26, 2017