



Town of Talking Rock
P.O. Box 893
Talking Rock, GA 30175
706-253-5515
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BUILDING PERMIT FEES

ALL APPLICATIONS MUST INCLUDE THREE (3) SETS OF BUILDING PLANS. Plans/Plat must show footprint of all structures (including any overhangs, septic system location and driveway. All property line setbacks must also be shown on all plans/plats. A permit will not be issued until the plans have been approved by the Fire Marshall/Inspector.

FEES All applicants must submit a set of approved plans before a Building Permit is obtained. All Building Permits are valid for one(1) year. Building Permits will be considered void if construction does not begin within the first six(6) months. All inspections must be scheduled at least 72 hours in advance. Notice to reschedule an inspection must be given at least 24 hours prior to the original appointment.

Single Family Residential

Administration Fee = \$250.00

Heated Square Feet = \$0.20 per sq ft

Non-heated Square Feet= \$0.15 per sq ft

Multi-Family Residential/Commercial

Minimum Permit fee \$250.00

Heated Square Feet= \$0.20 per sq ft

Non-heated Square Feet= \$0.15 per sq ft

Miscellaneous Building Permits

Minimum Permit Fee= \$100.00

Utility or Storage Building = \$0.15 per sq ft (non-heated)

Detached Garage= \$0.15 per sq ft (non-heated)

Remodeling/Additions=\$0.20 per sq ft (heated)

Remodeling/Additions=\$0.15 per sq ft (non-heated)

Permit renewal= \$50.00 (permits must renewed within 30 days of expiration)

Electrical Permit =\$100.00 (License required)

Plumbing Permit=\$100.00 (license required)

Mechanical permit=\$100.00 (license required)

Inspection Policy (insert link here)

Certificate of Occupancy Fees

Certificate of Occupancy is included with the Building Permit Fee.

Final Inspection for the Certificate of Occupancy must be completed within seven (7) days of the Building Permit expiration.

Re-Inspection Fees

If no one is available at the time of inspections, the following fees may be assessed for re-inspections: (Certificate of Occupancy will not be issued until all outstanding Re-inspections fees are paid in full)

First Re-inspection- \$50.00

Second Re-inspection-\$75.00

Third or more Re-inspections=\$100.00

Print Application (insert link to print here)

Demolition Permit Application

Owner will make sure no propane or natural gas in on or connected to the structure prior to demolition.

Owner will make sure there is no electric power supplied to the structure.

Owner will not burn on property without a burn permit from the Talking Rock Volunteer Fire Department and Georgia Forestry.

If structure is a mobile home, the owner will not transport another mobile home into town limits.

Owner will remove all debris left over from the demolition on property.

Fee

Demolition Permit=\$50.00

Print Application (insert link to print)

Land Disturbing Permit Application

Local Issuing Authority Fees: The permit fee for an area of less than 1 acre is \$125.00. The permit fee for an area of 1 acre or more is \$140.00 per acre. Please make check payable to Town of Talking Rock.

Department of Natural Resources-EPD Fees: In an area of 1 acre or more is disturbed, an additional \$40.00 per acre is assessed by the Environmental Protection Division of Georgia. Please make Check payable to the Department of Natural Resources-EPD and submit with form CLDF to EPD-Construction Land Disturbance Fees P.O. Box 932858, Atlanta GA 31193-2858

THE TOWN MUST BE NOTIFIED ON THE STARTING DATE OF ANY LAND DISTURBANCE.

Applications must include one(1) original and three (3) copies of the Erosion and Sediment Control Plan. The application and plan will be sent to the Environmental Protection Division for processing. Applicant is responsible for submitting all forms and fees required by EPD in order to receive state permits.

Fees

Land Disturbing Permit for less than 1 acre=\$125.00
Land Disturbing Permit for 1 acre or more=\$140.00 per acre
EPD-Construction land Disturbance Fees-\$40.00 per acre

[Print Application \(insert link\)](#)

Sign Permit Application

Include a scale color diagram of sign including proposed wording and all measurements.

Building Signs

Show where the sign is located on the building indicating dimensions of the side of the building.

Property Signs

Show where the sign is being placed on the property (show all setbacks to property lines). Show a diagram indicating the mounting details. A photograph of the proposed site would be helpful, if available.

Fees

Sign permit=\$25.00
A \$200 bond is required for all temporary or political signs. The money is refunded as long as the signs are removed with 7 days after the end of the event.

[Print Application \(insert link\)](#)

Storm Water Discharge Application

State of Georgia Environmental Protection Division for Coverage Under NPDAES General Permit to Discharge Storm Water Associated With Construction Activity

The Owner and Operator of an activity that has a discharge of storm water from a site where construction activities occur must apply for a National Pollutant Discharge Elimination System (NPDES) Permit. The Permit is available for review at EPD'S offices and on EPD's website. It is highly recommended that the permittee read and understand the terms and conditions of the Permit prior to submitting a NOI for coverage under this permit.

Print application (insert link)

Pool and Pond Barriers

Pools and ponds intended for swimming, recreational bathing, or wading and decorative landscape ponds or holding ponds that contain water over 24 inches (610mm) in depth located in a residential zoning are declared to be attractive nuisances dangerous to children and others and shall be enclosed in fencing or barriers consistent with the city's building code, but not less than the following minimum standards:

1. The top of the barrier shall be at least 48 inches (1,219 mm) above grade measured on the side of the side of the barrier that faces away from the decorative landscape pond.
2. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches (51mm) measured on the side of the barrier that faces away from the decorative landscape pond.
3. Where the top of decorative landscape pond is above grade, the barrier may be at ground level or mounted on top of the decorative landscape pond. The maximum Vertical clearance between the top of the pond structure and the bottom of the barrier shall not allow passage of four inches.
4. Openings in the barrier shall not allow passage of a four inch (102mm) diameter sphere.