

**Building Permit Packet
Part - I**

I have received Part I of the **building permit packet** from the City of Bloomingdale. Part I includes everything listed below.

- _____ 1. Building Permit Process Information Sheet
- _____ 2. Statement of Notification (Wetlands/Flood Zone)
- _____ 3. Building Permit Application
- _____ 4. Sub-Contractors List
- _____ 5. Setback Ordinance
- _____ 6. 2018 Code Updates with GA. Amendments
- _____ 7. Health Department (GDPH) Application (*if septic is required*)
- _____ 8. Well Ordinance / Agenda Request (for City Council to Approve)

Signature

Date

Witness

Date

.....
Items to be returned from the above list:

- _____ 1. Wetlands/Flood Zone Statement of Notification
- _____ 2. Building Permit Application along with required **Two** sets of *engineered stamped plans* (one paper and one on disk) and **Two** copies of *Site Plan*. If **COMMERCIAL** – Two sets of *engineered & architectural designed plans*. Plus site plan.
- _____ 3. Sub-Contractors List
- _____ 4. Health Department Application (if required)
- _____ 5. Well Ordinance / Agenda Request

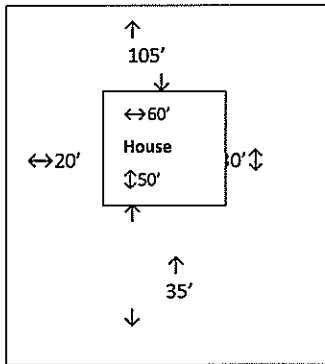
*Packet Part I contains 15 pages

*Packet Part II is available when Packet Part I is completed and turned into City Hall Office.

CITY OF BLOOMINGDALE / BUILDING PERMIT PROCESS
NEW CONSTRUCTION & ADDITIONS

Before beginning process-Flood Zone & Wetland information should be checked thoroughly,

1. Need two (2) sets of original plans to include:



- a. Foundation Plan ¼ scale = 1'
- b. Typical Wall Section
- c. Floor plan showing dimensions necessary to build house ¼ scale = 1'
- d. Floor elevations
- e. Plans must include complete electrical, plumbing specs and smoke detectors
- f. **Commercial construction must show calculated water flow** from an Engineer
- g. **Structures over 3,000 sq.ft.** must provide Needed Fire Flow (NFF) calculations.
- h. **Commercial construction** involving food preparation must abide by grease, oil and sand interceptor ordinance
- i. Site plan showing location of structure to property and/or exact location of addition

(Must show distance from structure to property lines as shown in example to the left

SAMPLE SITE PLAN also identify the location of the grinder pump)

2. The City of Bloomingdale application-must have the correct Tax ID number of the property.
3. Subcontractor list must be completed and submitted with the plans **along with copies of the local and state license of the contractors.**
4. A meeting will be set up with the Maintenance Supervisors to inspect the driveway site to determine if a culvert will be necessary. If a culvert is required he will determine the size and type. The maintenance department will install the driveway culvert.
5. Property located outside of the water/sewer service area will be served by a private well and septic tank. The application for the septic tank permit will be forwarded to the Chatham County Health department by the City of Bloomingdale for approval. The application for the well permit must be completed and set up for the next Council Meeting. Once approval is granted the licensed well driller must apply for the well permit at City Hall before beginning the drilling process.

Applications for permits **within** the city service area will be reviewed by the Building Inspector for approval. The permit will be issued after approval is given.

Applications for permits **outside** of the city service area will be forwarded to the Chatham County Health Department for approval and permit will be issued after approval is received.

Fees: NEW CONSTRUCTION

	<u>Amount</u>
Building permit (up to 3,000sq. ft)	\$ 500.00 (\$75 per each additional 1,000 sq. ft. or fraction thereof)
Mobile Home permit	\$ 300.00
Plan Review	\$ 150.00(Residential)
Plan Review	\$ 300.00(Commercial)
Water Tap	\$1,000.00
Water Deposit	\$ 70.00
Sewer Tap	\$1,200.00(covers 80' of line - overage is at \$8.50 per foot)
Buzzer/light kit only	\$ 350.00
Grinder Pump Relocation	\$ 500.00 plus Buzzer kit \$300.00
Driveway (minimum 16')	\$ Will be decided at meeting with Supervisor
(Cherry St. & Hwy 80 are State maintained-Pine Barren after sharp curve is County maintained)	
The above fees are paid at the time the permit is issued	

*If an additional bathroom is installed and the proper fall can not be accomplished, then an additional tap, grinder pump and buzzer/light kit will be required.

Grinder pump \$3,685.00

(The city has thirty (30) days after payment is received and the final grade is complete on the lot to install the grinder pump tank-the motor will be installed once power is connected to the structure)

RESIDENTIAL IMPACT FEES:

Water: \$3,000.00 **Sewer:** \$3,000.00 **Parks & Rec:** \$233.33 **Public Safety:** \$233.34
Roads & Drainage, Public Works: \$233.33 **TOTAL:** \$6,700

ADDITIONS OR MODIFICATIONS: Fee will be based on the number of inspections required.

STATEMENT OF NOTIFICATION

SUBJECT: Wetland requirements / Flood Zone

I, _____, am applying for a building permit with the City of Bloomingdale and understand that I must comply with all applicable Federal and State Laws regarding wetland and flood zone requirements as they pertain to said construction. I also understand that if this property is located within the 100year flood boundary, I must comply with all flood zone requirements.

Property (is _____) (is not _____) located within 100 year flood boundary.

Signature

Date

Witness

Please provide Name, Address & Phone Number for the following: (Should be filled out completely before review)

ARCHITECT: _____ Phone #: _____

Address: City, State, Zip: _____

CONTRACTOR: _____ Phone #: _____

Address: _____ City, State, Zip: _____

ELECTRICAL CONTRACTOR: _____ Phone #: _____

Address: _____ City, State, Zip: _____

PLUMBING CONTRACTOR: _____ Phone #: _____

Address: _____ City, State, Zip: _____

MECHANICAL CONTRACTOR: _____ Phone #: _____

Address: _____ City, State, Zip: _____

MOBILE HOME MOVER/INSTALLER: _____ Phone #: _____

Address: _____ City, State, Zip: _____

A Site Plan and two (2) complete sets of plans must accompany this application. This form must be filled out completely before consideration of application. Construction in some areas may impact wetlands and require a 404 permit from the Corps of Engineers. Permit Holder agrees to hold the City of Bloomingdale harmless on any construction covered by this permit resulting in construction in wetlands. This permit becomes null and void if work or construction authorized is not commenced within a six (6) month period.

In consideration of the granting of the above requested permit, I do hereby agree that I will in all respects construct the work in accordance with the above statement and the Plans and Specifications herewith submitted, and filed with the City of Bloomingdale, and in compliance with all the state and local laws and ordinances.

Signature of Applicant _____

Address _____

City, State & Zip Code _____

Contact Number _____

Email Address _____

APPROVED:

Building Inspector Signature: _____ Date: _____

NOTES: _____

FEES	Permit No: _____
Permit Fee:	\$ _____
Driveway Fee:	\$ _____
Plan Review Fee:	\$ _____
Tap Fee:	\$ _____
Deposit Fee:	\$ _____
Impact Fee:	\$ _____
Buzz Kit:	\$ _____
Total:	\$ _____
Date Paid:	_____

SUB CONTRACTOR LIST

SUB CONTRACTORS FOR: _____

JOB LOCATION: _____

Please list name of contractor and business name, address and phone number. Mark N/A if not applicable

*General Contractor _____
(*Please provide a copy of the business and/or state license)

*Electrical _____
(*Please provide a copy of the business and/or state license)

*HVAC _____
(*Please provide a copy of the business and/or state license)

*Plumbing _____
(*Please provide a copy of the business and/or state license)

Framing _____

Roofing _____

Clearing _____

Fill Dirt _____

Landscaping _____

Irrigation _____

Masonry _____

Painting/Wallpaper _____

Insulation _____

Cabinets _____

Concrete _____

Carpet/Tile _____

Sheetrock _____

Fence _____

Paving _____

BLOOMINGDALE CODE

DISTRICT PDOD PLANNED DEVELOPMENT OVERLAY DISTRICT
EXAMPLES OF BASIC INTENT AND USE Areas within which comprehensive development plans shall be prepared and/or reviewed by the planning commission and approved by the mayor and council in order to secure an orderly development pattern
CONDITIONAL USES Those uses permitted in such districts shall be those uses permitted in the zoning district which they overlay

(Ord. of 11-21-2002(1), § 1; Ord. of 2-6-2003(2), § 2)

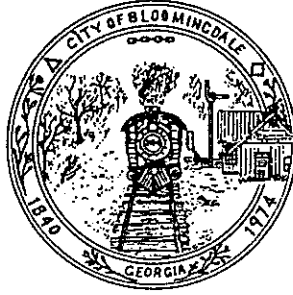
[Sec. 501. Table II.]

MINIMUM REQUIREMENTS**

Lot Area (Square Feet)	Lot Width	Front Yard Setback	Side Yard	Corner Side Yard	Rear Yard	Total Building Coverage	Height in Stories	District
15,000*	100'	35'	10'	20'	25'	25%	2	R-A, R-A-1, R-1
20,000	125'	35'	15'	20'	25'	25%	2	R-A, R-A-1
—	—	35'	25'	35'	25'	25%	3	PEH
20,000	125'	35'	15'	20'	25'	25%	2	R-1
20,000 + 2,000 2nd unit	125'	35'	15'	20'	25'	25%	2	R-2
2 acres	—	25'	—	20'	—	—	3	PUD
15,000	100'	25'	10'	20'	15'	40%	3	OI
20,000	125'	25'	—	20'	15'	45%	3	NC
15,000	100	25'	10' adj. res.	20'	25' adj. res.	90%	3	C-1
15,000	100'	25'	—	20'	15'	45%	2	C-2
15,000	60' adj. res.	25'	12'	22'	25' adj. res.	35%	2	I-1
15,000	90' adj. res.	50'	15'	25'	15'	25%	2	I-2
15,000	110' adj. res.	—	25' adj. res.	—	25' adj. res.	—	—	—

*Lots with public sewer (with or without public water).

**Lot size requirements shall not be required of lots originally laid out in the original map of Bloomingdale (Pierce Tract), copy located at city hall.
 NOTE: Lots without public sewer are subject to Chatham County Health Department regulations for septic systems.
 (Ord. of 11-18-1999(1), § 1)



City of Bloomingdale

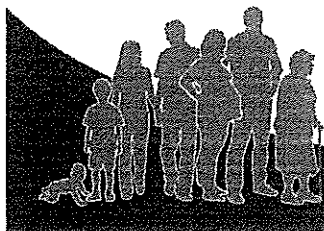
Post Office Box 216
Bloomingdale, Georgia 31302

As of January 1, 2020, the City of Bloomingdale Inspections Department will begin inspecting the following regulations as they pertain to the adopted 2018 I-Codes (list below). According to this code The City of Bloomingdale, Chatham County falls within the basic wind speed of 132 mph. Buildings permitted within the city limits of Bloomingdale must be built in accordance with these design standards.

List of all I-Codes:

- **International Residential Code 2018**
- **International Building Code 2018**
- **National Electrical Code 2017**
- **International Plumbing Code 2018**
- **International Mechanical Code 2018**
- **International Fuel Gas Code 2018**
- **International Energy Code 2018**
- **International Swimming Pool/Spa Code 2018**

<input type="checkbox"/> Residential			<input type="checkbox"/> Commercial		
<input type="checkbox"/> New Septic Permit	<input type="checkbox"/> Evaluate Existing System	<input type="checkbox"/> Septic Repair or Addition	<input type="checkbox"/> Lot Evaluation	<input type="checkbox"/> Well Site or Permit	<input type="checkbox"/> Water Sample
OWNER INFORMATION Name _____ Mailing Address _____ City, State, Zip _____ Home Phone (____) _____ Work/Cell (____) _____ Fax (____) _____ Other Phone (____) _____ Email _____			APPLICANT INFORMATION (IF OTHER THAN OWNER) Name _____ Mailing Address _____ City, State, Zip _____ Home Phone (____) _____ Work/Cell (____) _____ Fax (____) _____ Other Phone (____) _____ Email _____		
PROPERTY INFORMATION					
PARCEL#/TAX MAP _____		LOT SIZE _____			
SUBDIVISION _____		LOT # _____			
911 ADDRESS _____		CITY _____		ZIP _____	
NUMBER BEDROOMS _____		NUMBER GALLONS PER DAY (IF COMMERCIAL) _____ GPD			
GARBAGE DISPOSAL/GRINDER: <input type="checkbox"/> YES <input type="checkbox"/> NO			WATER SUPPLY: <input type="checkbox"/> Public <input type="checkbox"/> Private Well <input type="checkbox"/> Community Well		
TYPE OF STRUCTURE: <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Multi-Family Residence <input type="checkbox"/> Commercial <input type="checkbox"/> Restaurant					
<input type="checkbox"/> Other: _____					
<input type="checkbox"/> PERMISSION TO ENTER YARD		<input type="checkbox"/> FENCE WITH GATE/CODE: _____		<input type="checkbox"/> ANIMALS IN YARD	
DIRECTIONS TO PROPERTY:					
FOR EXISTING SYSTEMS AND REPAIRS					
Original Septic Installed Date (if known) _____			Year Home Constructed (if known) _____		
When was Septic Tank last Serviced/Pumped (if known) _____					
REASON FOR EXISTING SYSTEM EVALUATION:					
<input type="checkbox"/> Home Addition <input type="checkbox"/> Swimming Pool Construction <input type="checkbox"/> Structure Addition to Property <input type="checkbox"/> Loan Closing for Home Sale					
<input type="checkbox"/> Health Dept Regulated Facility <input type="checkbox"/> Mobile Home Relocation <input type="checkbox"/> Other _____					
REASON FOR WATER SAMPLE: <input type="checkbox"/> Loan Closing/Refinance <input type="checkbox"/> Doctor Request <input type="checkbox"/> Foster Care/Adoption/Day Care					
<input type="checkbox"/> Health Dept Regulated Non-Public System <input type="checkbox"/> Regulated Facility					



Serving Bryan, Camden, Chatham, Effingham, Glynn,
Liberty, Long, and McIntosh counties.

We Protect Lives.

Sketch of Site Plan

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

Applicant Signature: _____ **Date:** _____

Office Use Only

Payment – Date Received: _____ Soil Report – Date Received: _____

Is Property in Water Service Area Y / N Is Property in Sewer Service Area Y/N Existing File# _____

**CITY OF BLOOMINGDALE
WELL DRILLING APPLICATION**

Name of Driller: _____ Date _____

Address: _____ Phone: _____

Name of owner: _____

Address or Legal Description of property: _____

Estimated depth in feet & method of construction: _____

Purpose of Well & Desired Yield: _____

Pipe Diameter in Inches: _____

Type of Well Casing: _____

Approximate Distance and Relative Elevation of Well of any potential
sources of ground water pollution: _____

I, _____ the well driller for the above
location agree to furnish a copy of the driller's log and a copy of the good
water sample to the City of Bloomington upon the completion of the well.
I also understand that the release of power will not be issued until this
information is turned in.

Signature of Well Driller

Witness

Mailing Address (If different than above)

Date Log returned _____

Date Sample returned _____

Bloomington, Georgia, Code of Ordinances >> PART II - CODE OF ORDINANCES >> Chapter 78 - UTILITIES >> ARTICLE II. - WATER >> DIVISION 2. INDIVIDUAL WATER SUPPLY SYSTEMS >>

DIVISION 2. INDIVIDUAL WATER SUPPLY SYSTEMS

Sec. 78-61. Permit required; application.

Sec. 78-62. Drillers' logs.

Sec. 78-63. Location of wells.

Sec. 78-64. Capacity of wells.

Sec. 78-65. Well construction.

Sec. 78-66. Disinfection and sampling of wells.

Sec. 78-67. Disinfecting after repairs.

Sec. 78-68. Inspections; approval.

Sec. 78-69. Private wells.

Sec. 78-61. Permit required; application.

No person may construct an individual water supply system without having first applied for and obtained from the building inspector's office a construction permit for such systems. Applications for such permits shall be made in writing on forms provided by the inspector and shall include:

- (1) Name and address of the applicant (and of the owner of the property where different from the applicant).
- (2) Legal or other description adequate to locate the property and the well.
- (3) Name and address of the licensed water well contractor.
- (4) Estimated depth in feet and method of construction.
- (5) Purpose for which the well is to be used and desired yield.
- (6) Proposed diameter of the well in inches.
- (7) Type of well casing proposed.
- (8) Approximate distance and relative elevation to the well of any potential sources of groundwater pollution.

(Code 1983, § 10-20)

Sec. 78-62. Drillers' logs.

The person drilling a water well shall maintain accurate drillers' logs, including size and length of casings, grouting depth and complete results of the pumping water levels and shall send copies of the data to the owner, the city clerk's office, and the county health department.

(Code 1983, § 10-21; Ord. of 9-2-1993)

Sec. 78-63. Location of wells.

(a)

The minimum acceptable distance between wells and sources of pollution located on either the same or adjoining lots is 100 feet. Where, in the opinion of the county health department, adverse conditions exist, this distance shall be:

Distance from:	
Septic tank tile field	100 feet
Septic tank	50 feet
Sewer lines with permanent watertight joints	10 feet
Chemically poisoned soil	100 feet

- (b) Wells for potable water for human consumption shall be located at least ten feet from property lines and when located near a building, such wells shall be far enough from the building to be accessible for repairs and maintenance, but in no case shall a well be so located that the centerline of the well, extended vertically, will clear any projection from the building less than two feet.

- (c) Wells shall not be located in areas subject to flooding.

(Code 1983, § 10-22)

Sec. 78-64. Capacity of wells.

- (a) The capacity of the well, as demonstrated by test pumping or yield testing, shall be adequate to supply the daily and peak load requirements of the single-family dwelling needs. This should not be less than a sustained flow of five gallons per minute, and where this is not possible, the water supply system design shall be altered such as increasing storage tank capacity or other appropriate measures.
- (b) Pump capacity shall not exceed the capacity of the well and shall be capable of maintaining a minimum pressure of not less than 20 psi. The pressure tank shall not be less than 42 gallons capacity.

(Code 1983, § 10-23)

Sec. 78-65. Well construction.

- (a) *Preparation of ground surface at well site.* The well shall be graded to facilitate the rapid drainage of surface water to a distance of not less than 50 feet to the well in all directions unless prevented by site conditions, in which case a diversion ditch or trench shall be constructed to effectively exclude surface water from the well site. Pump platforms, pumphouse floors, well slabs and well covers shall be located not less than two feet above the highest known high water level.
- (b) *Depth of well.* Shallow wells less than 40 feet are not approved for individual potable water supply systems.
- (c) *Driven wells.* The well point, drive pipe and joints shall be structurally suitable to prevent rupture during construction of the well. The well slab shall be reinforced with steel rods and be a minimum of four inches thick near the well center, sloping to a two-inch thickness at the edge. The slab shall extend a minimum distance of two feet from the casing.

- (d) *Drilled wells.* Drilled wells shall be cased with durable materials, such as galvanized or stainless steel or polyvinyl chloride (PVC), capable of sustaining the load imposed to a point several feet below the water level in the well at the time of maximum drawdown or from an impervious strata, if one exists above the water bearing formation to at least 12 inches above the concrete slab at the ground surface. The annular space shall not be less than one and one-half inches thick between the casing and sides of the hole and shall be filled with grout down to solid rock, or in any case, not less than ten feet. Subsurface well construction shall cease for at least 24 hours after grouting. A sanitary well seal and well siab shall be provided with features conforming to requirements for dug wells.
- (e) *Specifications.* No material shall be used in the well or pump installation that will result in delivered water being toxic or having an objectionable taste or odor. All metallic and nonmetallic materials shall have sufficient structural strength and other properties to accomplish the purpose for which installed. Steel pipe well casing shall conform to ASTM specifications or equal standards and meet the minimum required wall thickness of 0.188 inches. Plastic well casings and couplings shall meet the requirements of the ASTM Standard F480 or equal standard and the National Sanitation Foundation for use with potable water. Plastic well casings shall conform to the minimum wall thickness of 0.265 inches. There shall be no cross connections connecting potable water supplies with nonpotable or questionable water sources such as irrigation or agricultural wells, etc.

(Code 1983, § 10-24; Ord. of 9-2-1993)

Sec. 78-66. Disinfection and sampling of wells.

All newly constructed wells shall be disinfected to neutralize contamination introduced through equipment, material, or surface drainage during construction procedures. If water samples show bacterial contamination, and continue to do so after all redemptive measures are carried out, provisions shall be made for continuous treatment of the water by chlorination or for abandonment of the well.

(Code 1983, § 10-25)

Sec. 78-67. Disinfecting after repairs.

At any time the well seal is broken open for repairs, inspection or maintenance, the well shall be disinfected.

(Code 1983, § 10-26)

Sec. 78-68. Inspections; approval.

No person may place into use an individual water supply for human consumption until final inspection has been made by the county health department to determine compliance with provisions of this division and written approval has been issued by the county health department.

(Code 1983, § 10-28)

Sec. 78-69. Private wells.

- (a) No new private shallow wells shall be permitted to be installed within the city except for irrigation purposes.
- (b)

No new private deep well shall be permitted within the city, except when the city is unable to supply water due to repairs, insufficiency of water supply due to circumstances beyond the city's control, legal processes, direction of public authority, restrictions by governmental authorities, strike, riot, fire or flood and unavoidable accidents, and when, upon petition by the landowner, the city council, at its discretion, determines that a new private deep well is needed and then only if certain conditions are satisfied which are as follows:

- (1) The city and landowner have entered into a written contract governing the following:
 - a. Ownership of the well;
 - b. The costs of the well and who shall be responsible for said cost;
 - c. The geographical placement of the well and water supply lines related to the well;
 - d. The construction of the well and water supply lines;
 - e. The duration of the well as a nonirrigation well and the time frame for converting the well into an irrigation well;
 - f. Access to the well by the city;
 - g. The monthly usage fees and who shall be entitled to collect said fees;
 - h. Fees to be paid by the landowner to the city;
 - i. Who shall be responsible for the maintenance of the well and water supply lines;
 - j. The connection of the property or properties served by the well or containing the well to the city's public water system upon resolution of the city's inability to supply water; and
 - k. Any other terms or conditions that the city council, in its discretion, deems necessary.
 - (2) The new deep private well shall be metered along with all service connections.
 - (3) The new deep private well shall be limited in capacity to 100,000 gallons per day.
 - (4) The new deep private well shall provide water to no more than ten service connections at any one time.
 - (5) The new deep private well shall provide water to no more than 24 individuals at any one time.
- (c) No private wells shall be permitted to be connected to the city's water system.
- (d) Any existing well which is tied into the city's water system shall be disconnected within 30 days at the owner's expense after receiving written notice from the city. If the city finds any private well connected after the 30-day notification period, the city shall disconnect the private well at the resident's expense and shall also levy a fine of \$250.00 against the owner of the property.

(Ord. of 6-17-2004(1), § 13-60)