



City of Tybee Island, Georgia

912-472-5033 · Fax 912-786-9539 – Lschaaf@cityoftybee.org

APPLICATION FOR BUILDING PERMIT

Property Address: _____ PIN: _____

	Name	Mailing Address	Telephone
Owner			Home: Cell:
Architect or Engineer			Office: Cell:
Contractor			Office: Cell:

Check all that apply

- | | | |
|---|---|---|
| <input type="checkbox"/> Single Family | <input type="checkbox"/> Discovery/Tearout | <input type="checkbox"/> Demolition or Relocation |
| <input type="checkbox"/> Duplex | <input type="checkbox"/> Footprint Changes | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Multi-Family _____ units | <input type="checkbox"/> _____ additional square feet heated/cooled | |
| <input type="checkbox"/> * Commercial _____ unit(s) | | |

* A commercial project requires 2 sets of sealed drawings by a design professional and construction by a contractor with the appropriate State of Georgia professional license. A commercial project may require Site Plan Approval.

Details of Project: _____

Estimated Cost of Construction: \$ _____ (materials + labor + profit/overhead)

If applicable, attach a copy of the certified elevation certificate and/or survey of the property. Depending upon the scope of the work, two sets of construction drawings and/or a site plan may be required.

Year Built: _____ Listed on National Historic Register or located within a National Historic District? Y / N

- Buildings older than 50 years may be eligible to be listed on the State / National Register. With this designation, you may be eligible to take advantage of various tax incentive programs while preserving the heritage of Tybee Island.
- Also see the Tybee Island Land Development Code Article 14: Historic Preservation

During construction:

On-site restroom facilities will be provided through _____. Construction debris will be disposed by _____ by means of _____. I understand that I must comply with zoning, flood damage control, building, fire, shore protection and wetland ordinances, FEMA regulations and all applicable codes and regulations. I realize that I must ensure the adequacy of drainage of this property so that surrounding property is in no way adversely affected as required by Article 16, Stormwater Management. I accept responsibility for any corrective actions that may be necessary to restore drainage impaired by this permitted construction.

Date: _____ Signature: _____
Printed Name of Applicant: _____

Note: A permit normally takes 7 to 10 days to process. Processing time for a historic structure may be longer.

Approvals:	Signature	Date
Planning & Zoning Manager	_____	_____
Building Official	_____	_____
Water/Sewer	_____	_____
Storm/Drainage	_____	_____
City Manager	_____	_____

FEES	
Permit	_____
Inspection fee	_____
Cap. Cost Rec.	_____
Water Tap	_____
Sewer Stub	_____
Eng. Fee	_____
Aid to Const.	_____
_____	_____
_____	_____
Plan rev. fee	_____
TOTAL	_____

LEAD-BASED PAINT RRP RULES

Ordinary renovation and maintenance activities can create dust that contains lead. Contractors who perform renovation, repairs, and painting jobs in pre-1978 housing and child-occupied facilities must, before beginning work, provide owners, tenants, and child-care facilities with a copy of EPA's lead hazard information pamphlet Renovate Right: Important Lead Hazard information for Families, Child Care Providers, and Schools.

Contractors must document compliance with this requirement. After April 22, 2010, federal law will require you to be certified and to use lead-safe work practices. Georgia Environmental Protection Division Lead-Based Paint and Asbestos Program (404) 363-7026.

Projects must be done by a Certified Lead Renovation Firm AND a Certified Renovator

When disturbing lead-based painted or coated surfaces or components more than 6 ft² per interior room or 20 ft² of exterior surfaces AND all window replacements and partial demolitions of any size.

Asbestos/Environmental Notification to Georgia EPD for Projects Involving Demolition, Wrecking, or Renovation

The undersigned hereby acknowledges that the issuance of this permit does not in any way grant permission to the owner, owner's representative, or permit holder to proceed with demolition, wrecking, or renovation of a structure prior to the filing of any required ten (10) day ***“Project Notification for Asbestos Renovation Encapsulation or Demolition”*** form in accordance with the Georgia Asbestos Rules. The Georgia Environmental Protection Division administers the rules. In most cases, the rules require both the owner and the involved contractors to assure the portion of the building involved in the project is thoroughly inspected by an Accredited Asbestos Inspector for materials that contain asbestos; and the removal of the asbestos before renovation, wrecking, or demolition begins almost without exemption. Georgia EPD requires a completed demolition notification from be submitted 10 working days in advance even if no asbestos is present in the building. Further guidance for regulatory compliance and contact telephone numbers are provided by the brochures entitled ***Asbestos & Renovation*** and ***Asbestos and Demolition***. Other environmental issues such as asbestos removal techniques, lead abatement, ground contamination, or unusual site conditions may have EPD regulations that could affect the project.

BMPs

While BMP deficiencies are not necessarily the fault of the owner or his agent, BMPs are their responsibility. Two areas of deficiencies are in the most basic and common BMPs; Co – Construction Exit and Sd1 – Sediment Barrier. Correct installation information can be found in the *Field Manual for Erosion and Sediment Control in Georgia, Fourth Edition 2002*, Georgia Soil and Water Conservation Commission; http://www.gaswcc.org/docs/field_manual_4ed.pdf.

Problems with the Co is not limited to the installation, but to material. The stone will be a representation of 1.5"-3.5" stone or larger.

Type A sediment barriers have been installed where Type C is required and shown on the permit drawings. Where two rows are called for they will be installed with a separation that allows for the first one to fail (fall over) without impacting the second one. The complete assembly and installation must be compliant; steel or wood posts, post spacing, Type C or A.

Signature for receipt of Lead Paint, Asbestos, and BMP notices

Date

Printed Name

ALL ROOF OR REROOF INSTALLATIONS

Asphalt shingles shall comply with Section R905 of the IRC and Section 504 of the ICC 600. All shingles must be wind rated and tested in accordance with ASTM D 3161, Class F or ASTM D 7158 Class H. Asphalt shingle wrappers must bear a label indicating compliance. Special fastening is required. A minimum of six fasteners are required unless otherwise directed by the manufacturer. Fasteners must be **non-corrosive**, minimum 12 gauge shank with a minimum 3/8" diameter head, of a length to penetrate through the roofing material and a minimum of 3/4" into, or through, the roof sheathing. Underlayment must be 30# felt or as an alternative adhered underlayment complying with ASTM D 1970 shall be permitted (IRC R905.2.7.2 / IBC 1507.2.8.1). Drip edge must be provided.

Metal Roofing – Materials for metal roofing shall be naturally corrosion resistant or provided with corrosion resistance in accordance with this table - IRC Table R905.10.3(2):

55% Aluminum-zinc alloy coated steel	ASTM A 792 AZ 50
5% Aluminum Alloy-coated steel	ASTM A 875 GF60
Aluminum-coated steel	ASTM A 463 T2 65
Galvanized steel	ASTM A 653 G-90
Prepainted steel	ASTM A 755 (Paint systems shall be applied over steel products with corrosion-resistant coatings complying with ASTM A 792, ASTM A 875, ASTM A 463, or ASTM A 653.

For panel systems, two rows of fasteners shall be used along the eaves, hips, and ridges. The first row should be within two to three inches of the edge and the next row three to four inches from the first. Other fastening to be per the IRC, IBC, ICC 600, or Manufacturer's installation instructions. All screws and other fasteners to be corrosion resistant. Underlayment must be 30# felt or as an alternative adhered underlayment complying with ASTM D 1970 shall be permitted. Drip edge must be provided.

TABLE R905.10.3(1) - METAL ROOF COVERING STANDARDS

ROOF COVERING TYPE	STANDARD APPLICATION RATE/THICKNESS
Galvanized steel	ASTM A 653 G90 Zinc coated
Stainless steel	ASTM A 240, 300 Series alloys
Steel	ASTM A 924
Lead-coated copper	ASTM B 101
Cold-rolled copper	ASTM B 370 minimum 16 oz/sq ft and 12 oz/sq ft high-yield copper for metal-sheet roof-covering systems; 12 oz/sq ft for preformed metal shingle systems.
Hard lead	2 lb/sq ft
Soft lead	3 lb/sq ft
Aluminum	ASTM B 209, 0.024 minimum thickness for roll-formed panels and 0.019-inch minimum thickness for pressformed shingles.
Terne (tin) and terne-coated stainless	Terne coating of 40 lb per double base box, field painted where applicable in accordance with manufacturer's installation instructions.
Zinc	0.027 inch minimum thickness: 99.995% electrolytic high-grade zinc with alloy additives of copper (0.08 – 0.20%), titanium (0.07% - 0.12%) and aluminum (0.015%).

For SI: 1 ounce per square foot = 0.305 kg/m², 1 pound per square foot = 4.214 kg/m², 1 inch = 25.4 mm, 1 pound = 4.454 kg.

DAMAGE PREVENTION ORDINANCE

The Federal Emergency Management Association (FEMA) mandated adoption of new Flood Insurance Rate Maps (FIRMs) and a new Flood Damage Prevention Ordinance (FDPO) by September 26, 2008. It was required that the FDPO that the City of Tybee Island adopted meet or exceed the minimum standards outlined by FEMA. Some of the more significant changes are outlined below, however, be aware that this outline does not address all of the changes.

AE ZONES

- **SURVEY REQUIREMENT** – All new construction/substantial improvement projects are required to submit an as-built certification immediately after the lowest floor or flood-proofing is completed.
- **FINISHED FLOOR ELEVATION** – All new construction/substantial improvement projects are required to be elevated at least **one foot above** the base flood elevation. The following are included in the requirement and must be elevated:
 - All heating and air conditioning equipment and components, including ductwork;
 - All electrical;
 - All plumbing fixtures;
 - All other service facilities.
- **NON-RESIDENTIAL** – New construction/substantial improvement for non-residential projects may elect to floodproof the project in lieu of elevation.

VE ZONES

- **SURVEY REQUIREMENT** – All new construction/substantial improvement projects are required to submit an as-built certification after placement of the lowest horizontal structural members.
- **FINISHED FLOOR ELEVATION** – All new construction/substantial improvement of existing structures shall be elevated so that the bottom of the lowest supporting horizontal structural member (excluding pilings or columns) is located no lower than **one foot above** the base flood elevation level.

*Substantial Improvement means any combination of repair, reconstruction, alteration, or improvement to a structure taking place during a **5-year period**, in which the cumulative cost equals or exceeds 50% of the market value before the start of construction of the improvement.*

October 2008

City of Tybee Island

CODES ENFORCEMENT NOTICE

The State of Georgia and the City of Tybee Island enforce the following Codes for construction:

International Building Code, 2018 Edition and State Amendments
International Residential Code, 2018 Edition and State Amendments
International Fire Code, 2018 Edition and State Amendments
International Plumbing Code, 2018 Edition and State Amendments
International Mechanical Code, 2018 Edition and State Amendments
International Fuel Gas Code, 2018 Edition and State Amendments
International Energy Conservation Code, 2015 Edition and State Amendments
International Swimming Pool and Spa Code, 2018 Edition and State Amendments
National Electrical Code, 2020 Edition and State Amendments
ICC 600 Standard for Residential Construction in High Wind Regions
International Existing Building Code, 2018 Edition and State Amendments
International Property Maintenance Code, 2018 Edition and State Amendments

These are but a few of the design standards that new construction and additions to structures will need to comply with. They can affect all work.

The following design provisions became effective January 1, 2014 for construction in the City of Tybee Island. These design standards will be enforced on plans submitted for review and inspection.

3-SECOND WIND GUST	140 MPH
FASTEST MILE BASIC WIND SPEED	104 MPH
SEISMIC DESIGN CATEGORY	"B"
WIND EXPOSURE	"C"
CLIMATE ZONE	"2"

The following are the requirements for **new windows, doors/garage doors with glass, and skylights**:

U Factor	.65 maximum / skylights = .75 maximum
DESIGN PRESSURE	DP 45 or higher
SOLAR HEAT GAIN COEFFICIENT	0.25 or lower
WINDOW PROTECTION	7/16-inch minimum plywood or approved alternate method

All work shall conform to the City of Savannah Technical Specifications except as stated in the Special Conditions on the following pages. The City of Savannah Technical Specifications is available online at <http://www.savannahga.gov/index.aspx?NID=914>

SPECIAL CONDITIONS

All work shall conform to the City of Savannah Technical Specifications except as stated in these Special Conditions. The City of Savannah Technical Specifications is available online at the City of Savannah web site. Where in conflict, these Special Conditions shall govern.

GENERAL

Engineer refers to both the Engineer for the project and the City of Tybee Island's Engineer. Justifications of the Engineer's approval including, but not limited to, required testing shall be submitted to the City of Tybee Island prior to the City of Tybee Island issuing concurrence. Where requirements differ from those stated in the GASWCS "Green Book", the stricter will govern.

All communications required of the departments referenced in the City of Savannah ordinances will be submitted to these City of Tybee Island Departments: 1) Planning & Zoning 2) Public Works 3) Water & Sewer

Time of notification to the City of Tybee Island excludes:

- 1) Any and all federal, state, county and city holidays.
- 2) Weekends
- 3) Times of community alerts or disasters including, but not limited to, tropical storm and hurricane alerts, periods of rainfall exceeding the 25 year storm as determined by the City of Tybee Island and the following two weekdays.

Time of notification to the State Department of Transportation and other departments is the minimum. Such time of notification may be greater if required by those agencies.

All text for signage and markings shall be submitted to the City of Tybee Island for approval.

All materials will be domestic. Imported materials shall be allowed only after the City of Tybee Island approves a written request from the Owner's agent.

SECTION 02100 CLEARING / PART 2 – EXECUTION / 2.05 EXISTING TREE PROTECTION / A. SITE DEVELOPMENT PROJECTS.

The following requirements pertain to all projects.

SECTION 02270 - EROSION AND SEDIMENTATION CONTROL

Where requirements differ from those stated in the GASWCS "Green Book", the stricter will govern.

SECTION 02400 - STORM DRAINAGE

2.18 TELEVISIONING:

After the completion of cleaning, all constructed storm lines must be televised prior to acceptance. Accordingly, all storm lines that are installed will be televised. Details and procedures of this program are included in the "Televising Procedures Manual" developed by the City's Water Quality Control Department who will be providing the television services. Contractors will be responsible for becoming familiar with this manual.

SECTION 02550 - WATER DISTRIBUTION SYSTEM / PART 1 - PRODUCTS

1.01 PIPE: A. Ductile Iron Pipe - Shall conform to ANSI/AWWA C150/A21.50 latest revision and ANSI/AWWA C151/A21.51 latest revision for laying condition two. All pipe shall be cement lined in accordance with ANSI/AWWA C104/A21.4 latest revision.

All Pipe Larger than 12 inches shall be ductile iron unless PVC is specifically allowed by the City.

1.09 GATE VALVES D. Valve Manhole - Gate valves 10" and larger shall be installed in a manhole. Gate valves 8" and larger within pavement shall be installed in a manhole.

2.01 INSTALLATION 4. Depth of Pipe - The Contractor shall perform excavation of whatever substances are encountered to a depth that will provide a minimum cover over the top of the pipe of 36-inches from the existing or proposed finished grade, for pipe 12-inches and smaller. Pipe larger than 12-inches in diameter shall have 36-48-inches of cover from the finished grade. A minimum cover of 33" (inches) and a maximum cover of 39" (inches) from finished grade shall be accepted as within tolerance unless approved by the City to avoid a conflict. If the design cover will be less than 36", duct iron pipe may be required by the City. Bedding shall be per specifications, industry association standards or manufacturers recommendations, whichever is greater.

2.05 PROCEDURES FOR CONNECTIONS OF WATER MAINS:

B. Procedure

6. If a wet tap is required, the contractor will be responsible for preparing the site. This preparation includes the excavation and installation of the tapping sleeve. The contractor will make available a lifting device for the tapping machine and at least a 100 CFM Air Compressor to power the tapping machine. The Contractor will provide the tapping machine and personnel to operate the unit. All taps will be made under the supervision of the City of Tybee Island Water Department.

SECTION 02554 - WASTEWATER COLLECTION SYSTEM

2.12 MANHOLES

The drop through manholes shall be equal to the steepest percentage of the upstream and downstream lines may be used at the discretion of the City of Tybee Island. Horizontal alignment changes greater than 90 degrees at a single manhole shall not be allowed. A wide sweep invert shall be required for all manholes where the horizontal alignment change is 90 degrees.

Section 03300 CAST-IN-PLACE CONCRETE

CHAPTER 1 - GENERAL

1.1-Scope

1.3-Design of Concrete Structures shall be performed and stamped by a Professional Engineer registered in the State of Georgia. In no instance shall a concrete sidewalk be less than 4" thick nor a driveway less than 6" thick. The Engineer shall refer to City of Savannah Standard Construction Details for minimum design requirements of various structures.

CHAPTER 3 - PROPORTIONING

3.2-Strength

The specified compressive strength of the concrete (**f'c**) for each portion of sidewalks and curb and gutters shall be a minimum of 4,000 psi unless a greater strength requirement is indicated on the contract drawings or herein. Driveway and road paving shall have a compressive strength of not less than 5000 psi. Strength requirements shall be based on 28-day compressive strength unless a different test age is specified. The compressive strength of the concrete shall be determined by ASTM C39.

CHAPTER 5 - REINFORCEMENT

5.7-Sidewalks shall be reinforced by one of the following methods:

5.7.1- Minimum size of mesh shall be 6"x6" - W2.9 x W2.9.

5.7.2- Concrete shall be fiber reinforced.

5.7.3- Deformed reinforcing bars providing no less than 0.25 square inches per foot (each way).

SECTION 11100 - SUBMERSIBLE WASTEWATER PUMPS

5-25 HORSE POWER DUPLEX ACROSS THE LINE MAGNETIC

PART III – FINAL INSPECTION

3.01 FINAL INSPECTION / ACCEPTANCE

B. Dry Pumping Test:

The pump will be tested by both a Facility Test and a Site Test.

MUNICIPAL CODE
ARTICLE IV. NOISES

Sec. 22-112. Noise disturbance prohibited.

(b) *Maximum permissible sound levels.* With the exception of sound levels elsewhere specifically authorized by this article, table 1 sets forth the maximum permissible sound levels allowed at or within the real property boundary of a receiving land use. Any activity or use that produces a sound in excess of such noise levels for a receiving land use shall be deemed a noise disturbance and is in violation of this article.

TABLE 1
Sound Levels by Receiving Land Use

<i>Zoning Category of Receiving Land</i>	<i>Time⁽³⁾ Use⁽¹⁾</i>	<i>Sound Level Limit, dBA⁽⁴⁾</i>
Residential ⁽²⁾	At all times	60
Commercial	At all times	75
Noise Sensitive Area	At all times	55

(1) As set forth in the Land Development Code.

(2) Any zoning district containing the letter "R."

(3) Unless otherwise stated in this article.

(4) For any source of sound which emits a pure tone, the maximum sound level limits set shall be reduced by five dBA.

(d) *Equipment use restrictions.* Regardless of decibel levels, the following equipment may not be operated between the hours of 8:00 p.m. and 7:00 a.m.: Monday-Friday and on Saturday and Sunday 8:00 p.m. to 10:00 a.m.:

(1) Electrical power tools.

(2) Motor powered, muffler equipped lawn, garden, and tree trimming equipment except residential lawn mowers.

(3) Construction equipment, which includes landscaper's lawn mowers and other landscaping motorized equipment.

(Code 1983, § 11-3-4; Ord. of 4-29-2005; Ord. of 7-26-2007)