

Sec. 9-3 Building Permits.

Except as hereinafter provided, a building permit issued by the Zoning Administrator is required in advance of the initiation of construction, erection, moving, or alteration of any building or structure or for the development of land for a use with does not require a structure.

Sec. 9-3.1 Application for a Building Permit.

Except as hereinafter provide, any owner, authorized agent, or contractor who desires to construct, erect, move, or alter any building or structure, or to develop land for a use not requiring a building or structure, shall first make application to the Zoning Administrator and obtain the required building permit therefore.

- a. Form: Each application for a building permit shall be filed with the Zoning Administrator on a form furnished by him and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or his authorized agent.
- b. Information: Each application for a building permit shall indicate the proposed occupancy of all parts of the building, structure, or tract of land, and shall contain such other information as may be required by the Zoning Administrator.
- c. Plat or Plan: All applications for a building permit shall be accompanied by a plat or plan in duplicate, drawn to scale, which shows the actual dimensions of the lot to be developed; the size and location of buildings and structures to be erected; the setback of any building and structures from front, side, and rear property lines; the use of adjoining properties; the setback lines of buildings and structures, if any, on adjoining properties; and such other information as may be essential to determine whether or not the provisions of this Ordinance are being observed. All plats or plans shall bear the signature of the owner or agent.
- d. Approval of County Health Department: When a proposed development is to be served by wells or by septic tanks, or by a private water system and/or a private sewerage disposal system, then the applicant for a permit for such development shall submit with is application for a permit a certificate from the County Health Department approving such water system, waste disposal system, septic tank, or well.
- e. Lot of Record: The applicant for a building permit shall submit a certificate with his application which certifies that the lot, which he proposes to develop is a lot of record. When the lot in question does not meet the width and lot area requirements of this Ordinance, then the applicant shall certify that such lot was a lot of record prior to the adoption of this Ordinance or is a lot which has been created through governmental taking of property. The use of such lots shall conform to the requirements

of Sec. 5-4. Before a building permit shall be issued for a lot of record within a platted subdivision which existed at the time of the adoption of this Ordinance, and said lot abuts on an unopened road or a portion thereof, said road must be paved in accordance with Section 703.04 (b) of the Subdivision Regulations of Chatham County. Drainage shall be provided according to County specifications. The provisions of this section shall not apply to the necessary construction, replacement or maintenance by a public utility organization of its outside plant facilities, including such items as poles, cross arms, wire cable, and drops.

Sec. 9-3.2 Issuance of Building Permit.

If the Zoning Administrator is satisfied that the work described in the application for the permit and by the drawing filed therewith conform to the requirements of this Ordinance, and if proper certifications have been obtained from the County Health Department approving the proposed development, then the Zoning Administrator shall issue a building permit for such development to the applicant, along with a signed copy of the plat or plan. Provided, however, that where the Zoning Administrator finds that a landfill or other environmentally potential health, safety or environmental detriment may exist on the site, the Zoning Administrator shall require an Environmental Site Assessment (ESA). This requirement may be waived in the event that the applicant submits to the Zoning Administrator evidence that the work described in the application for the permit does not contain a potential health, safety or environmental detriment. When a waiver is granted by the Zoning Administrator under this condition, the applicant shall hold Chatham County harmless for future damage that may result from issuance of the building permit, and the applicant shall sign a statement to that effect. Where required, the ESA shall conform to the standards and requirements set forth for such reviews in the Chatham County Engineering Policy adopted by the Chatham County Commission. Where an ESA is required by the Zoning Administrator, no building permit shall be issued until the ESA has been reviewed and approved by the County Engineer.

Sec. 9-3.3 Building Permit Denied.

If the application for a permit and the plat or plan filed therewith, describes work which does not conform to the requirements therewith, describes work which does not conform to the requirements of this Ordinance, or if the Health Department recommends that a permit be denied for reasons of public health, then the Zoning Administrator shall not issue a permit. In such cases, the Zoning Administrator shall return the plat or plan to the applicant showing his refusal to issue such a permit. Such refusal shall state the reasons therefore, and shall cite the particular sections and articles of this Ordinance with which the application does not comply.

Sec. 9-3.4 Conditions of the Permit.

A building permit which has been issued shall be construed to be authority to proceed with the work, and shall not be construed as authority to violate, cancel, alter, or set aside any provision of this Ordinance, not shall such issuance of a permit prevent the Zoning Administrator from thereafter requiring a correction of errors in plans or in construction or development which violates this ordinance. Any building permit which is issued shall become invalid unless the work authorized by it shall have commenced within six months of its issuance, or if the work or development authorized by such permit is suspended or abandoned for a period of six months after the work or development is commenced; provide that extensions of time for periods not exceeding six months each may be allowed in writing by the Zoning Administrator.

Sec. 9-3.5 Building Permit Not Required.

A building permit shall not be required for the construction, erection, alternation, or moving of any structure established in connection with agricultural, forestry, or fishery activities, or in connection with the raising of commercial livestock or poultry, or in connection with the development of land for any such purposes in any district in which such activities are permitted and constitute the principal use, individually or collectively, of a tract or plot of ground.