



Forsyth County Department of Building and Licensing
110 E. Main Street, Suite 100 | Cumming, Georgia 30040 | (770) 781-2114 | forsythco.com

RESIDENTIAL

ACCESSORY STRUCTURE

PERMIT PACKET

Revised 1/1/2025

CHECKLIST

Note: Permit applications may be submitted electronically through the Customer Service Portal or in person at our office. You can submit the permit application and upload required documents to the CSS portal at: https://css.forsythco.com/Energov_Prod/selfservice/

Please complete the entire application package, including:

- **Permit Details Form**
- **Required Contractor Documents:** Forms/Affidavits must be signed and Notarized. Do not provide copies of Driver's License.
 - **Authorized Agent Form:** General Contractor. Include current Business License and copy of State License.
 - **Sub-Contractor Affidavits:** Electrical, Mechanical, Plumbing (as needed). Include current Business License and copy of State License.
- **Owner/Contractor Exemption:** Required documents if owner will be obtaining permit as the Owner/Contractor.
 - **Self-Work Affidavit:** Required to be Notarized. Select trades to be covered by Owner/Contractor. Submit Sub-Contractor Affidavits for any trades not covered by the Owner/Contractor.
- **Accessory Structure Affidavit Required**
- **Environmental Health Approval:** Required if on septic. Obtain at Forsyth County Environmental Health Department (770-781-6909) prior to submitting permit application.
- **Temporary Toilet:** Required if no toilet facility available on site. Obtain at the Forsyth County Environmental Health Department (770-781-6909) prior to submitting permit application.
- **Site Plan:** Scale drawing 1 copy of 8 1/2' x 11'
- **Plat:** Copy of approved recorded plat
- **Individual lot permit:** If applicable
- **Fees:** Accepted forms of payment: cash, check, Visa, or MasterCard. See the Forsyth County website for the fee schedule:
<https://www.forsythco.com/Departments-Offices/Building-Licensing>.
- **Photo Requirements:** A color photo or plan drawing of the accessory structure and a color photo of the home will be required at the time of permitting except for properties located in A1 (Agriculture) zoning.

RESIDENTIAL SITE PLAN REQUIREMENTS

A house location plan is required for any proposed residential building or structure. Any proposed addition to an existing residential building or structure. Any proposed residential accessory building or structure, including swimming pools and retaining walls. The following information is required to be on site plan:

- a. Property lines with dimensions
- b. Location and names of all abutting streets and rights of way
- c. Minimum required front, side, and rear building setback lines with dimensions
- d. The approximate outline of all proposed and existing buildings/structures including projections such as fireplaces, bay windows, porches, patios decks, stairs.
- e. The approximate outline of all driveways, walkways, swimming pools, retaining walls, and other improvements proposed and/or existing.
- f. Outline of roof overhangs will need to be shown dimensions of overhangs must be listed. (Overhangs cannot encroach into easements or buffers).
- g. Dimensions of building and distances between all structures and the nearest property lines. Dimensions of all projections including bay windows, fireplaces, porches, decks, and eaves.
- h. Location and dimension of all floodplain limits, buffer requirements, and all drainage or any other easements.
- i. Subdivision name, lot number, street address and zoning.
- j. Required zoning conditions for separation between buildings on adjacent lots specifying where measurement is taken from wall to wall, foundation to foundation, eave to eave, roof overhang to roof overhang, etc.
- k. All other zoning requirements of the zoning approval, square footage requirements, garage single double etc.
- l. Finished Area of home, unfinished area such as basements, porches, decks, patios, etc.
- m. Height of structure see **(Unified Development Code Chapter 3 Building Height Definitions; Chapter 11 Residential Districts; Chapter 15 Agriculture Districts)**

Vinyl Exterior material of any kind prohibited in all major subdivisions. (Unified Development Chapter 11)

**The issuance of a building permit does not assure that the building setbacks have been met or that the structure does not encroach on any easement, or buffer. The owner and/or permit holder have the sole responsibility of determining compliance with setbacks and non-encroachment of easements and buffers. **

NOTE: A color photo or plan drawing of the accessory structure and a color photo of the home will be required at the time of permitting except for properties located in A1 (Agriculture) zoning.

GENERAL INFORMATION

This permit packet should be used when adding one of the following:

- Residential Detached Garage
- Carport
- Storage Building
- Shed

PERMIT DETAILS FORM

PROPERTY ADDRESS INFORMATION

Site Address: _____ City/State/Zip: _____

Subdivision Name and Lot # (if applicable): _____ Lot # _____

CONTRACTOR INFORMATION (if applicable)

Business Name: _____ GA State License # _____

Email: _____ Phone _____

PROPERTY OWNER INFORMATION

Last Name: _____ First Name: _____

Address: _____ City/State/Zip: _____

Email: _____ Phone: _____

PROJECT INFORMATION

Description of work: _____

Finished Area Sq Ft added? _____ Garage Area: _____ Storage Area: _____ Other Area: _____

Is there any electrical being added? _____ Yes _____ No (affidavit required) Covered Deck/Patio _____

Height: _____ feet Stories: ___1___ 2 ___3___ Fireplace _____ Height of House _____

(Unified Development Code: Chapter 3 Building Height Definition)

Total # of Rooms being added: _____ How will the rooms be used? _____

Sewer System: Septic ___ Sewer ___ Private ___ Square Footage of existing Accessory Structures? _____

Total disturbed acreage associated with this permit and the disturbed acreage for any adjacent permits that will be disturbed at the same time:

Total Acreage _____ **Disturbed Acreage:** _____

AUTHORIZED SIGNATURES

The undersigned states that the above information is true and correct, understands that the permit issued is only for the construction as stated and that occupancy is not permissible until all inspections and code requirements are met and a Certificate of Occupancy has been issued by Forsyth County.

Applicant's Name: _____

Applicant's Signature: _____

_____ Date

Property Owner's Name: _____

Property Owner's Signature: _____

_____ Date

SAMPLE SITE PLAN

HOUSE LOCATION PLAN FOR:

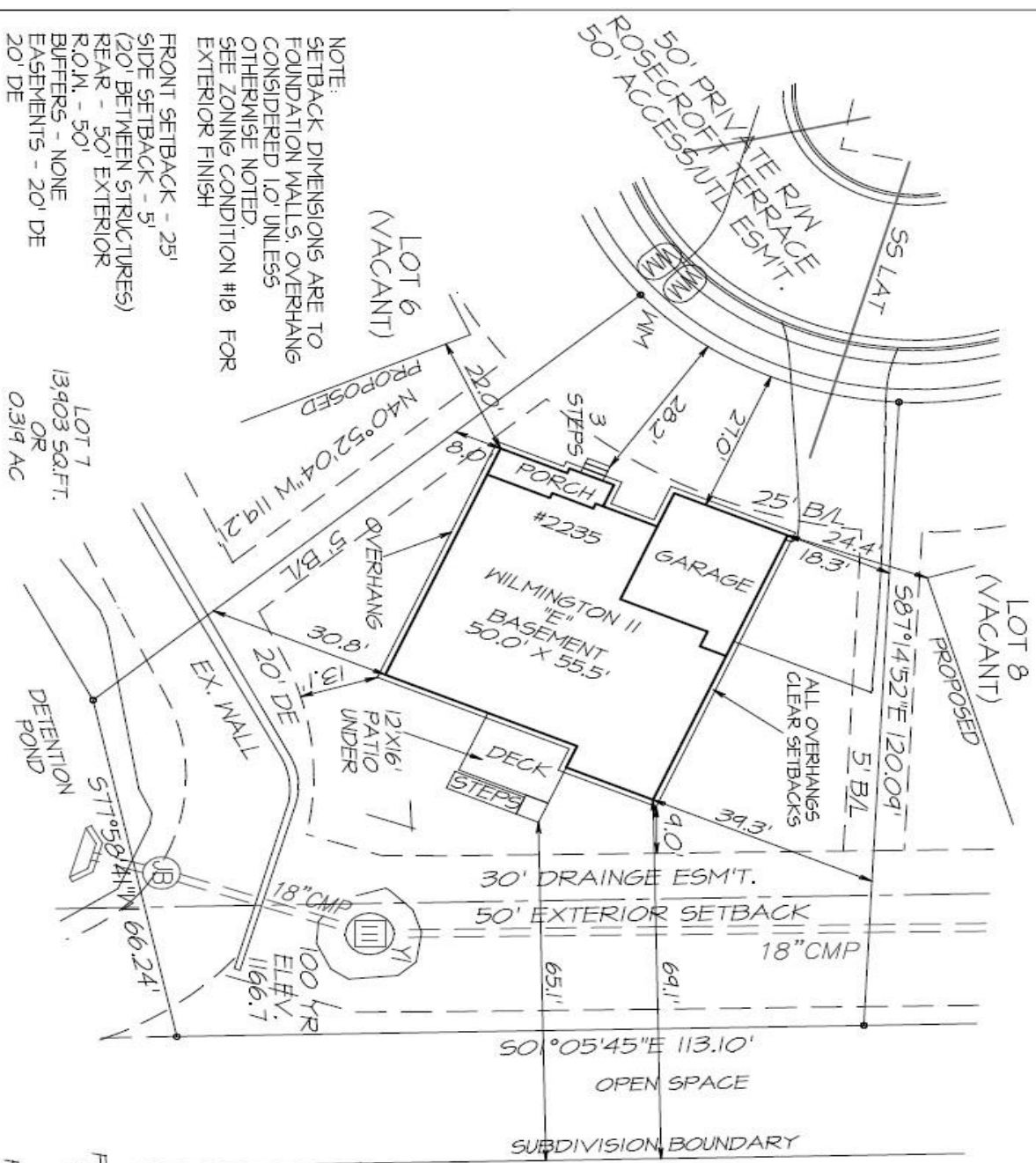
LOT 7

SENECA OVERLOOK
 LL 567 - 2nd DIST. - 1ST SECT.

FORSTYTH COUNTY, GEORGIA

TAX MAP #155 PARCEL #671

SCALE 1" = 20'
 JUNE 7, 2018



NOTE:
 SETBACK DIMENSIONS ARE TO FOUNDATION WALLS, OVERHANGS CONSIDERED 1.0' UNLESS OTHERWISE NOTED.
 SEE ZONING CONDITION #18 FOR EXTERIOR FINISH

FRONT SETBACK - 25'
 SIDE SETBACK - 5'
 (20' BETWEEN STRUCTURES)
 REAR - 50' EXTERIOR
 R.O.M. - 50'
 BUFFERS - NONE
 EASEMENTS - 20' DE
 20' DE

LOT 7
 13903 SQ.FT.
 OR
 0.319 AC

ZONED - RES 3

NOTE: INFORMATION FOR THIS PLAN TAKEN FROM FINAL PLAN OF SENECA OVERLOOK PB 170 PG 115-123

AREA TABULATION
 FRONT PORCH 104 SF
 FRONT STEPS 12 SF
 GARAGE 463 SF
 DECK 192 SF
 PATIO UNDER 192 SF
 DECK STEPS 60 SF
 TOTAL HEATED 3,789 SF

GRAPHIC SCALE 1" = 20'



| | |
|----------------|----------|
| SCALE: | 1" = 20' |
| DATE SURVEYED: | 6-7-18 |
| DATE DRAFTED: | 6-7-18 |
| SURVEYED BY: | LRB |
| DRAWN BY: | LRB |
| JOB NUMBER: | #2684 |

Accessory Structure Affidavit

NO STRUCTURES OF ANY TYPE SHALL BE INSTALLED OR CONSTRUCTED WITHIN ANY EASEMENT

ACCESSORY STRUCTURE REQUIREMENTS

I have reviewed Chapter 16 of the Forsyth County Unified Development Code and understand the supplementary regulations for accessory structures in residential zoning districts. I also understand that an architectural inspection will be required to verify compliance with the specific requirements for height or exterior finish on accessory structures in residential zoning districts. I will be responsible for correcting any deficiencies that are identified by the Zoning Inspector or any other authorized County Department.

Height: The height shall not exceed the height of the principal building.

Principal Building: Accessory structures must be constructed in conjunction with or after the principal building is constructed.

Finished Space: Please provide area of finished spaces within the principal building:

(Finished spaces within the principal building do not include unheated areas such as porches, unfinished basements, garages, and decks.)

Exterior Finish: Structures greater than 550 sq. ft. shall have exterior finishes substantially similar to those on the principal dwelling.

Setback Requirements: Accessory structures shall conform to the setback requirements of the zoning district in which they are located.

I _____ hereby certify that the above information is True and correct.

Property Owner Signature

Notary Public Signature and Stamp

Date

NOTE: A color photo or plan drawing of the accessory structure and a color photo of the home will be required at the time of permitting except for properties located in A1 (Agriculture) zoning.

Inspection processes will vary with each type of structure. If unsure about required inspections, or how to schedule required inspections, please contact our office at (770-781-2114 and Press Option 1).

*****All site plans and permit cards are to remain onsite until a Certificate of Occupancy/ Completion has been obtained*****



State Licensing Board for Residential and General Contractors Authorized Permit Agent Form

Licensed Contractor: _____ Individual _____ Qualifying Agent

Name of Licensed Person: _____
Please attach a copy of Individual License or Company License

License Number of Individual or Qualifying Agent: _____
Please attach copy of Qualifying Agent License

Name of Licensed Company (if applicable): _____

License Number of Company (if applicable): _____

I, _____ hereby designate
(Licensed Individual or Qualifying Agent)
_____ to apply for and obtain permits.

AUTHORIZED SIGNATURE

I, the undersigned, being the contractor as either an individual or a qualifying agent, do hereby affirm and swear, under oath, that all information on this form and on accompanying documents are true and correct.

Signature of Individual or Qualifying Agent _____

State of _____ County of _____

Subscribed and sworn to me before me this _____ day of _____, 20_____

Notary Public Signature

Seal

ELECTRICAL SUB-CONTRACTOR AFFIDAVIT

Site Address: _____

This is to certify that I am responsible for the **Electrical** installation and compliance with all applicable codes. I understand that Forsyth County requires Temporary Power Connection to Service Utilities before final inspection. I relieve Forsyth County and its Inspectors from any liability for damages or loss of property or improper installation.

Company Name

State License #

Licensed Electrical Contractor Signature

Notary Public Signature and Stamp

Date

Do you have a restricted license? Yes No

If yes, is the scope of this work within the license restriction (Residential, Single Phase, maximum 400 amps)?

Yes No

Licensed Electrical Contractor Signature

Date

MECHANICAL SUB-CONTRACTOR AFFIDAVIT

Site Address: _____

This is to certify that I am responsible for the **Mechanical** installation and compliance with all applicable codes. I relieve Forsyth County and its Inspectors from any liability for damages, loss of property or improper installation.

Company Name

State License #

Licensed Mechanical Contractor Signature

Notary Public Signature and Stamp

Date

Do you have a restricted license? Yes ____ No ____

If yes, is the scope of this work within the license restriction (Maximum 175,000 BTU heating, maximum 60,000 BTU cooling)?

Yes ____ No ____

Licensed Mechanical Contractor Signature

Date

PLUMBING SUB-CONTRACTOR AFFIDAVIT

Site Address: _____

This is to certify that I am responsible for the **Plumbing** installation and compliance with all applicable codes. I assume all responsibility and liability for the installation of the building sewer and water lines. I understand that it is my responsibility to ensure that the sewer and water lines are installed in compliance with the Georgia Minimum Plumbing Code and any local ordinances. Ordinances may be obtained from Forsyth County/City of Cumming.

I also understand that Forsyth County/City of Cumming requires a cleanout at sewer tap. I relieve Forsyth County/City of Cumming and its Inspectors from any liability for damages loss of property or improper installation.

Company Name

State License #

Licensed Plumber Contractor Signature

Utility Contractor Signature (if applicable)

Notary Public Signature and Stamp

Date

Do you have a restricted license? Yes ____ No ____

If yes, is the scope of work within the license restriction (Single-family dwellings, one-level dwellings designed for no more than 2 families and commercial structures not exceeding 10,000 sq ft)? Yes ____ No ____

Licensed Plumber Contractor Signature

Date

When installing an irrigation system if connecting to an existing water supply line backflow protection and rain sensor will be verified at time of Final Plumbing inspection.