

KING GEORGE COUNTY
BUILDING PERMIT APPLICATION
COMMERCIAL



DEPARTMENT OF COMMUNITY DEVELOPMENT
10459 Courthouse Drive, Suite 104
King George, VA 22485
(540) 775-7111 (phone)
(540) 775-3139 (fax)
County Website: <http://www.king-george.va.us>

PERMIT FOR COMMERCIAL STRUCTURE

A pre-construction meeting with the Building Official and Land Use Administrator is recommended prior to submitting any development application. Call 775-7111 for appointment.

Commercial Structure Construction Checklist.

- _____ 1. Article 7, King George County Zoning Ordinance, requires that a Site Plan be approved prior to the issuance of a building permit for a commercial structure. The King George County Planning Commission approves site Plans. Site Plan approval includes demonstration of compliance with the following:
 - Zoning; Storm Water Management; Chesapeake Bay Preservation Area Overlay District; Wetlands Regulations; Erosion and Sediment Control.
 - Approval of Entrance by the Virginia Department of Transportation.
 - Approval of Water and Sewage Disposal (Public or Private).
 - Public by King George County Service Authority.
 - Private by Virginia Department of Health.
 - A Performance Bond is required to ensure completion of all Erosion and Sediment Control Measures and All Public Improvements.
 - A Storm Water Management Agreement is required to be executed between the owner and the County for any site with a storm water management structure.
- _____ 2. Upon completion of the Site Plan approval process an application for a building and zoning permit may be submitted.
- _____ 3. Connection Deposit (25% minimum) is required of those sites with either Public Water and/or Sewer.
- _____ Other: _____.

Buildings Plans may be required to be prepared by a Virginia Licensed Architect or Engineer. All plans must include the following plan elements:

Code Analysis Data

- | | |
|----------|----------------------------------|
| _____ a. | Use Group |
| _____ b. | Occupant Load per Floor or Space |
| _____ c. | Height and Area Calculations |
| _____ d. | Type of Construction |

Plans to include:

- | | |
|----------|--|
| _____ a. | Electrical and Riser Diagrams |
| _____ b. | Plumbing with Riser Diagrams |
| _____ c. | HVAC with Ventilation Air Rates |
| _____ d. | Foundation |
| _____ e. | Framing and Wall Section |
| _____ f. | Roof System |
| _____ g. | Building Elevation Plan |
| _____ h. | Floor Layout with Uses and Dimensions of Rooms |
| _____ i. | Show all Handicap Accessible Elements |
| _____ j. | Specifications for all Fire Rated Construction |
| _____ k. | Fire Alarm Plans and Specifications |
| _____ l. | Sprinkler System Layout and Specifications |

A separate Building Permit is required for Sign(s); Site Lighting; Pool(s); Accessory Structure(s); Demolition of Building(s). Commercial Permits require a Class A Contractor. A copy of the Contractors License along with a copy of the contractors King George County business license must be provided with the application. All electrical, mechanical, and plumbing subcontractors must be listed on permit. All subcontractors must complete the tradesman affidavit and hold a Virginia Contractors License and have tradesman certification.

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Permit #00000-_____ Received by: _____ Date: _____

Owner Name/ Address: _____ **Site Address/Location:** _____

Phone: (w) _____ (h) _____
Tax Map _____ Parcel _____
Acres _____ Zoning _____ RPA? Yes ___ No ___
Electric Co.: Northern Neck Electric Dominion Power

Nature of Work: _____

Water: Private Public **Sewer:** Private Public **(If Public W/S, Attach Deposit Receipt)**

Health Dept. Permit # _____ **#Bedrooms** _____ **#Bathrooms** _____ **Fireplace** _____ **(Wood/LP) Woodstove** _____
Interior _____ **Exterior** _____ **Roof type** _____ **Heating/AC** _____ **Other** _____
Basement Sq.Ft.: _____ **(FIN / UNFIN)** **Foundation:** _____ **(Block/Poured)** **Rough Plumbing Bsmt – yes / no**
1st Floor Sq.Ft.: _____ **(FIN / UNFIN)** **2nd Floor Sq.Ft.:** _____ **(FIN / UNFIN)** **Other:** _____
Garage Size/ Sq.Ft.: _____ **Deck(s):** _____ **Porch(s):** _____ **(Covered/Uncovered)**
Other: _____ **TOTAL SQ. FOOT:** _____ **Cost:** _____

MANUFACTURED HOME: **Year** _____ **Model** _____ **Size** _____ **Serial #** _____

OFFICE TRAILER: **Year** _____ **Model** _____ **Size** _____ **Serial #** _____

Mechanic Lien Agent: _____
Phone: _____ **Fax:** _____

=====
Contractor Name: _____ **Phone:** _____ **(BUILDING)**
(ATTACH VA CONTRACTOR LICENSE)

Contractor Name: _____ **Phone:** _____ **(ELECTRICAL)**
(ATTACH VA LICENSE AND TRADESMAN CERTIFICATION CARD ALONG WITH AFFIDAVIT)

Contractor Name: _____ **Phone:** _____ **(HVAC)**
(ATTACH VA LICENSE AND TRADESMAN CERTIFICATION CARD ALONG WITH AFFIDAVIT)

Contractor Name: _____ **Phone:** _____ **(PLUMBING)**
(ATTACH VA LICENSE AND TRADESMAN CERTIFICATION CARD ALONG WITH AFFIDAVIT)

=====
Owner/Applicant Signature: _____ **Print Name:** _____
Home Phone: _____ **Work Phone:** _____ **Fax:** _____
=====

Office Use:
ZONING REVIEW APPROVAL: _____ **BUILDING REVIEW APPROVAL:** _____
(INITIAL/DATE) **(INITIAL/DATE)**

NOTES: _____



**County of King George
Department of Community Development
Tradesman Affidavit**

I, _____ am installing Electrical/Plumbing/Mechanical/Gas
at _____. I have all Licenses and Certifications required by the
State of Virginia and County of King George. Below are copies of my applicable licenses and
Certifications.

Signature

Date

(Attach copy of Virginia License and Tradesman Certification Card)

Section 54.1-1111. Prerequisites to obtaining building permit - Any person applying to the building inspector or any other authority of a city, county or town in this Commonwealth, charged with the duty of issuing building or other permits for the construction of any building, highway, sewer, or structure, or any removal, grading or improvement shall furnish prior to the issuance of the permit, either (i) satisfactory proof to such inspector or authority that he is duly licensed or registered under the terms of this chapter to carry out or superintend the same, or (ii) file a written statement, supported by an affidavit, that he is not subject to licensure or registration as a contractor or subcontractor pursuant to this chapter. The applicant shall also furnish satisfactory proof that the taxes or license required by any city, county or town have been paid so as to be qualified to bid upon or contract for the work for which the permit has been applied.

It shall be unlawful for the building inspector or other authority to issue or allow the issuance of such permits unless the applicant has furnished evidence of being either exempt from the provisions of this chapter or licensed or registered under this chapter to carry out or superintend the work for which such permits have been applied.

The building inspector, or other such authority, violating the terms of this section shall be guilty of Class 3 misdemeanor. (Code 1950, Section 54-138; 1970, c. 319; 1980, c. 634; 1988, c. 765.)

Cross reference. - As to punishment for Class 3 misdemeanors, see Section 18.2-11.

AFFIDAVIT

I, _____, of _____ affirm that I am the owner of a certain tract or parcel of land located at _____ and that I have applied for a building permit. I affirm that I am familiar with the prerequisites of Section 54.1-1111 of the Code of Virginia and I am not subject to licensure as a contractor or subcontractor.

Affiant

Signed and acknowledged before me by _____
in the County of King George, Virginia, this _____ day of _____, _____

My Commission expires: _____

Notary Public