



Application for

COMMERCIAL BUILDING PERMIT

**King George County
Department of Community
Development**

10459 Courthouse Drive, Suite 104
King George, VA 22485

Office: (540) 775-7111
www.kinggeorgecountyva.gov

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 (540)775-7111 for an 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: _____.

Building 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 Contractor's 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 Contractor's License and have a Tradesman Certification.

MEMORANDUM

Date: October 31, 2006
Re: Commercial Building Inspections
To: Commercial Permit Holders
From: J. Bradley Hudson
Building Official

The following is a list of the normal commercial inspections required for a building. Choose the appropriate inspections needed. There may be required inspections not listed, these inspections must be performed prior to concealment.

Commercial inspections are not to be called in as a "Rough-in All" or a "Final All". Each inspection shall be requested as a separate inspection and printed on a separate inspection ticket.

Note this list does not include any special inspections required by Chapter 17 or the International Building Code.

Failure to call in the correct inspection request may cause the inspection to be delayed and performed the following business day.

Plumbing	Ground works	Propane gas	Line inside
	Rough in		Line outside
	Water line (outside of building)		Tank (prior to burial)
	Sewer line (outside of building)		
	Final	Sprinkler systems	Underground flush
			Underground hydro test
Electrical	Under slab conduit		Above ground hydro test
	Rough in		Fire pump test
	Service		Final
	Above ceiling (for dropped ceilings)		
	Trenching (outside of building)	Building	Footing
	Fire alarm testing		Foundation
	Final		Slab
			Framing (after all other rough in inspections are passed)
Mechanical	Under slab		Insulation
	Rough in		Fire resistive rated drywall layering
	Above ceiling		Final (after all other final inspections have been done)
	Kitchen hood rough in		
	Fire damper test		
	Final		

Prior to issuance of the Certificate of Occupancy approval from the following may be necessary:

- ❖ Virginia Department of Transportation
- ❖ Virginia Department of Health
- ❖ King George Zoning
- ❖ King George Erosion & Sediment Control

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CERTIFICATION OF REAL ESTATE TAX PAYMENT

In accordance with Section 2-6-1 of the King George County Zoning and Subdivision Ordinance:

Pursuant to the Code of Virginia § 15.2-2286 (B), as amended, prior to the initiation of an application by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than 50%, for a Special Exception, Variance, Rezoning, or other land disturbing permit, including Building Permits and Erosion and Sediment Control Permits, or prior to the issuance of final approval, the authorizing body may require the applicant to produce satisfactory evidence that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, that are owned to the locality and have been properly assessed against the subject property, have been paid, unless otherwise authorized by the treasurer. Upon receipt of an application, together with supplementary materials and payment of the application fee and provision of proof that all outstanding payments set forth in this section have been paid and satisfied. The Zoning Administrator or Agent may waive this requirement for reasons of health, safety, or public welfare, provided that the applicant or owner has entered into a plan with the County Treasurer to pay all delinquent taxes, fees and charges as set for the in this Ordinance.

Tax Map # _____

Property Owner Name: _____

I certify that Real Estate Taxes have been paid in full for the above referenced property, as required by Section 2-6-1 of the King George County Zoning and Subdivision Ordinance.

Property Owner/Applicant Signature: _____

King George County Treasurer Staff Name: _____

King George County Treasurer Verified Date: _____

Application Date: _____

Permit Number: _____

Received By: _____	Construction Code Year: _____
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ALL APPLICABLE INFORMATION MUST BE COMPLETED OR APPLICATION WILL BE RETURNED. (Please Print)

☐ Residential
 ☐ Commercial
 ☐ Building Permit
 ☐ Zoning Permit
 ☐ Amendment

Owner Information	Name _____		Daytime Telephone No. _____
	Mailing Address _____		

	E-mail Address _____	Fax Number _____	Cell Number _____

Builder/ Applicant	Name _____		Telephone No. _____
	Mailing Address _____		

	E-mail Address _____	Fax Number _____	

☐ same as owner

Property Information	Address / Road Name _____		
	Subdivision _____		
	Tax Map # _____	Section _____	Parcel _____
	Zoning: _____	Total Acres: _____	Acres Disturbed: _____ RPA: <input type="checkbox"/> Yes <input type="checkbox"/> No

Description of work:	_____

Permit Type:

- ☐ Single Family Dwelling ☐ Shed/ Metal Carport ☐ Electric Service Upgrade ☐ Demo
☐ Deck ☐ Demo ☐ Electric ☐ Antenna
☐ Garage ☐ Plumbing ☐ Mechanical ☐ Retaining Wall
☐ Pool ☐ Construction/ Office Trailer ☐ Alarms/ Fire Protection System
☐ In Ground ☐ Above Ground ☐ Other (Please specify) _____

PLEASE FILL IN ALL AREAS RELEVANT TO THE PERMIT BEING REQUESTED

Construction	<input type="checkbox"/> Framed	<input type="checkbox"/> Modular	<input type="checkbox"/> SWMH	<input type="checkbox"/> DWMH	Serial# _____	YEAR _____
Foundation	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Pre-Cast Concrete	<input type="checkbox"/> On Frame	<input type="checkbox"/> Off Frame
Square Footage	1 st floor sq. ft. _____		2 nd floor sq. ft. _____		Total sq. ft. _____	
Foundation	<input type="checkbox"/> Crawl space	<input type="checkbox"/> Basement	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Finished.	Total Sq. ft. _____	
Walls	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Steel	<input type="checkbox"/> CMU	<input type="checkbox"/> Concrete	<input type="checkbox"/> Log	<input type="checkbox"/> Other
Exterior	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Vinyl	<input type="checkbox"/> EIFS	<input type="checkbox"/> Stone	<input type="checkbox"/> Other
Roof	<input type="checkbox"/> Shingle	<input type="checkbox"/> Metal		<input type="checkbox"/> Other		

Water: ☐ Private ☐ Public

Sewer: ☐ Private ☐ Public

Health Permit No: _____

No. of Bedrooms _____

No. of Baths _____

Stories _____

Garage	<input type="checkbox"/> Detached	<input type="checkbox"/> Attached	Length		Width		Sq. ft.	
Porch	<input type="checkbox"/> Front	<input type="checkbox"/> Rear	Length		Width		Sq. ft.	
Deck	<input type="checkbox"/> Front	<input type="checkbox"/> Rear	Length		Width		Sq. ft.	
Ramp	<input type="checkbox"/> Front	<input type="checkbox"/> Rear	Length		Width		Sq. ft.	
Shed	<input type="checkbox"/> Framed	<input type="checkbox"/> Pre-Manufactured	Length		Width		Sq. ft.	
Carport	<input type="checkbox"/> Framed	<input type="checkbox"/> Pre-Manufactured	Length		Width		Sq. ft.	

Electrical	Amps _____	<input type="checkbox"/> DOM <input type="checkbox"/> NNEC	<input type="checkbox"/> New	<input type="checkbox"/> Existing	<input type="checkbox"/> Upgrade	<input type="checkbox"/> Temporary
Mechanical	Type Heat _____	Fuel Type _____		<input type="checkbox"/> Replacement	<input type="checkbox"/> Hood	
Fireplace	<input type="checkbox"/> Wood	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas Logs	<input type="checkbox"/> Wood Stove	<input type="checkbox"/> Chimney	<input type="checkbox"/> Flue
Plumbing	Full Bath # _____	Half Bath# _____		<input type="checkbox"/> Replace well	<input type="checkbox"/> Repairs	
Water Heater	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Solar	<input type="checkbox"/> Other	<input type="checkbox"/> Replacement	
Tank / Gas lines	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	<input type="checkbox"/> Above ground	<input type="checkbox"/> Underground		
Generator	Type _____	Fuel Source _____		<input type="checkbox"/> Permanent	<input type="checkbox"/> Portable	

Sign	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Attached to Bldg.	<input type="checkbox"/> Illuminated	<input type="checkbox"/> Non-Illuminated	Size _____
Tent	Size _____	Occupant Load _____		<input type="checkbox"/> Cooking	

Estimated Cost of Work to be Performed \$ _____ Total Sq. Ft. _____

Mechanic Lien Agent <input type="checkbox"/> Not Designated	Name	Telephone No.
	Mailing Address	

Contractor Information	Attach copies of all VA Contractors License and Tradesman License	Phone Number
General Contractor		
Electrical Contractor		
Mech/HVAC Contractor		
Plumbing Contractor		
LP Tank/Line Contractor		

I certify that all licenses and certifications required by the State of Virginia and King George County are current at the time of application. Please notify this office immediately of any changes to the above-noted subcontractors.

Print Name	Contractor Signature	Date
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OFFICE USE: FEMA MAP PANEL: _____	FLOOD ZONE: _____
HYDROLOGIC FLOOD ZONE: _____	

Applicant Certification

I hereby certify that I have the authority to make the foregoing application and that the information given is correct. I shall conform to the Zoning Ordinance, Building Codes, Erosion Ordinance, Chesapeake Bay Preservation Ordinance and the Water and Sewer Specifications of King George County. NOTICE: Permits must be displayed on the premises so that it is visible from public right of way. The permits are void if construction is not started within six (6) months of permit issuance. **Revocation of Permit:** The code official may revoke a permit or approval issued under the provisions of the USBC in case of any false statement, misrepresentation of fact or incorrect information supplied by the applicant in the application or construction documents on which the permit or approval was based.

Please Print name	Owner or Applicant Signature	Date
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Home Phone: _____	Work Phone: _____	Fax: _____	Email: _____
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Office Use:

Zoning Review Approval: _____ Date: _____

Building Review Approval: _____ Date: _____

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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 a copy of Virginia License and Tradesman Certification Card)

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THIS DOCUMENT CONTAINS IMPORTANT INFORMATION REGARDING CONTRACTOR LICENSURE LAWS AS DEFINED IN TITLE 54.1 CHAPTER 11 CODE OF VIRGINIA. PLEASE READ CAREFULLY BEFORE SIGNING.

Owner's Name: _____
Property Address: _____
Daytime Telephone Number: _____

TITLE 54.1-1111. Prerequisites to obtaining building, etc., permit. Any person applying to the building official or any other authority of a county, city, 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 official or authority that he is duly licensed or certified under the terms of this chapter to carry out or superintend the same, or (ii) file a written statement, that he is not subject to licensure or certification as a contractor or subcontractor pursuant to this chapter. The applicant shall also furnish satisfactory proof that the taxes or license fees required by any county, city, or town have been paid to be qualified to bid upon or contract for the work for which the permit has been applied.

TITLE 54.1-1101 (Exemptions)-The provisions of this chapter shall not apply to: **(Please check the appropriate box).**

- ☐ Any person who performs or supervises the construction, removal, repair, or improvement of no more than one primary residence owned by him and for his own use during any 24-month period.
- ☐ Any person who performs or supervises the construction, removal, repair, or improvement of a house upon his own real property as a bona fide gift to a member of his immediate family provided such member lives in the house. For purposes of this section, "immediate family" includes one's mother, father, son, daughter, brother, sister, grandchild, grandparent, mother-in-law and father-in-law.
- ☐ Any person who performs or supervises the repair or improvement of industrial or manufacturing facilities, or a commercial or retail building, for his own use.
- ☐ Any Person who performs or supervises the repair or improvement of residential dwelling units owned by him that are subject to the Virginia Residential Landlord and Tenant Act (§55.1-1200 et seq.)
- ☐ Work undertaken by students as part of a career and technical education project as defined in § 22.1-228 established by any school board in accordance with Article 5 (§ 22.1-228 et seq.) of Chapter 13 of Title 22.1 for the construction of portable classrooms or single family homes;

NOTICE:

I hereby affirm that I have read Title 54.1-1111 Code of Virginia above and fully understand the contents thereof; that I am not subject to licensure as a contractor or subcontractor. I **further affirm that I will be solely responsible for all construction on the described property allowed by the permit(s) hereby issued.** If the work is performed by any other person or firm employed by me, that person or firm must comply with state and local contractor licensing laws.

Signature of Owner

Signed and acknowledged before me by _____ in the
county of _____, _____ on this _____
day of _____, _____.
My commission expires:

Notary Public