

**CITY OF TYBEE ISLAND
APPLICATION FOR NEW CONSTRUCTION BUILDING PERMIT**



- ___ 2 sets of building plans
- ___ 1 copy of survey showing ground elevations & flood zone
- ___ 1 copy REScheck or COMcheck
- ___ \$250 plan deposit

Location: _____ PIN # _____

	NAME	ADDRESS	TELEPHONE
Owner			
Architect or Engineer			
Building Contractor			

(Check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Residential |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Single Family |
| | <input type="checkbox"/> Duplex |
| | <input type="checkbox"/> Multi-Family |
| | <input type="checkbox"/> Commercial |

Details of Project: _____

Estimated Cost of Construction: \$ _____

Construction Type _____ (Enter appropriate number)

- | | | |
|--------------------|---------------------|----------------------------|
| (1) Wood Frame | (4) Masonry | (6) Other (please specify) |
| (2) Wood & Masonry | (5) Steel & Masonry | _____ |
| (3) Brick Veneer | | |

Proposed use: _____

Remarks: _____

ATTACH A COPY OF THE CERTIFIED ELEVATION SURVEY OF LOT and complete the following information based on the construction drawings and site plan:

# Units _____	# Bedrooms _____	# Bathrooms _____
Lot Area _____	Living space (total sq. ft.) _____	
# Off-street parking spaces _____	Trees located & listed on site plan _____	
Access: _____		
Driveway _____ (ft.)	With culvert? _____	With swale? _____
Setbacks: Front _____	Rear _____	Sides (L) ____ (R) ____

Stories _____ Height _____ Vertical distance measured from the average adjacent grade of the building to the extreme high point of the building, exclusive of chimneys, heating units, ventilation ducts, air conditioning units, elevators, and similar appurtances.

During construction:

On-site restroom facilities will be provided through _____ .

On-site waste and debris containers will be provided by _____ .

Construction debris will be disposed by _____ by means of _____ .

I understand that I must comply with zoning, flood damage control, building, fire, shore protections and wetlands ordinances, FEMA regulations and all applicable codes and regulations. I understand that the lot must be staked out and that the stakes will be inspected to ensure that the setback requirements are met. I understand also that a certified plot plan showing elevation must be attached to this application and that an as-built elevation certification is due as soon as the habitable floor level is established. Drainage: I realize that I must ensure the adequacy of drainage of this property so that surrounding property is in no way adversely affected. I accept responsibility for any corrective action that may be necessary to restore drainage impaired by this permitted construction.

Date: _____ Signature of Applicant: _____

Note: A permit normally takes 7 to 10 business days to process.

The following is to be completed by City personnel:

Zoning certification _____ NFIP Flood Zone _____

Approved rezoning/variance? _____

Street address and number: New _____ Existing _____

Is it in compliance with City map? _____

If not, has street name and/or number been reported to MPC? _____

FEMA Certification attached _____

State Energy Code Affidavit attached _____

Utilities and Public Works:

Describe any unusual finding(s) _____

Access to building site _____

Distance to water main tap site _____

Distance to sewer stub site _____

Water meter size _____

Storm drainage _____

Approvals:

Zoning Administrator _____ Signature _____ Date _____

Code Enforcement Officer _____

Water/Sewer _____

Storm/Drainage _____

Inspections _____

City Manager _____

FEES	
Permit	_____
Inspections	_____
Water Tap	_____
Sewer Stub	_____
Aid to Const.	_____
CC Recovery	_____
_____	_____
_____	_____
TOTAL	_____

-
- REQUIRED FOR:
- Building Permits
 - Relocation Permits
 - Sign Permits
 - Demolition Permits
 - Land Clearing, Disturbance or Excavation Permits
 - Tree Removal Permits
 - Relocation Permits
-
- Special Review Permits
 - Site Plan Approval
 - Subdivision of Land
 - Sketch Plan Approval
 - Preliminary Plan Approval
 - Final Plat Approval
 - Minor Subdivision Plat Approval
 - Major Subdivision Plat Approval

In addition to specific requirements for the above permits and approvals, applicants must demonstrate that they are in compliance with the City of Tybee Island Storm Water Management requirements as outlined in Chapter 5-4, Code of Ordinances.

Section 5-4-9 Prohibition provides, in part, as follows:

- (4.) It is unlawful for any person to cause or permit any storm water to flow from their property onto the property of another person, unless such storm water naturally flowed thereon prior to any development activity.
- (5.) It is unlawful for any person to interrupt the flow of any storm water runoff from adjacent property onto their property by any development activity.

As part of the City's approval process applicants must illustrate how these storm water management prohibitions will be met, including a showing of how storm water naturally flowed on the affected property (prior to any development activity), and what changes in storm water flow have occurred or are expected to occur, as attachments to this form. The City's approval or permit does not guarantee that the applicant's plans will result in meeting requirements. The final product must actually meet the City Ordinance requirements.

Applicant name: _____

Project I.D.: _____

Attachments approved by: _____

Date: _____



June 30, 2010

The following deficiencies have reached an unacceptable level on the projects in the City of Tybee Island. While the deficiencies are not necessarily the fault of the Owner or his agent, they are their responsibilities. The two areas of deficiencies are in the two most basic and common BMPs on local projects. They are:

- Co – Construction Exit
- Sd1 – Sediment Barrier

Correct installation information can be found not only in the “Green Book” but in the *Field Manual for Erosion and Sediment Control in Georgia, Fourth Edition 2002*, 4310 Lexington Road, P.O. Box 8024, Athens, GA 30603, telephone 706.542.3065, www.gaswcc.org, 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 the material. Specifically, the job site personnel are telling me the stone delivered is the 1.5”-3.5” stone they requested. I have experienced on my own projects suppliers not adhering to the specs they are given with the orders. While I regret this situation, I will no longer be accepting any deviation from the State requirements. The stone will be a representation of 1.5”-3.5” stone or larger. Gradations that are obviously smaller will no longer be tolerated. The smaller stone allows for a smoother surface with smaller voids, thereby reducing the function of the construction exit.

Similarly, I am finding Type A sediment barriers installed where Type C is required and shown on the permit drawings. I have attempted to work with the Owners through increased inspections, additional backup BMPs, etc. This has evidently become common knowledge based on the installations I am finding. 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.

There has been no discharge into state waters due to previous occasional deficiencies. However, the increased frequency has created unnecessary exposure to:

- 1) Sediment discharge into nearby waters of the State,
- 2) Increased maintenance efforts by the DPW on downstream lines.
- 3) Due to #2, higher cost to island taxpayers.

I will be adhering strictly to the manual on all BMPs and not just these two.

Downer Davis
City of Tybee Island Consulting Engineer

Signature of Owner/Contractor

CITY OF TYBEE ISLAND
BUILDING & ZONING DEPARTMENT
P.O. BOX 2749
TYBEE ISLAND, GA 31328

PHONE (912) 786-4573
FAX (912) 786-9539

FEMA Certification of Elevation is required for structures in a Flood Zone.

Location of Work: _____

Owner's Name: _____

Address: _____

Contractor's Name: _____

This notice is to confirm our understanding that all equipment such as air conditioning compressors, water heaters, furnaces, electrical outlets, meters, etc., are not permitted below the required finished floor elevation.

By accepting the building permit, I (owner/contractor) agree to construct/place the equipment above or up to the required finished floor elevation, which is stated below.

_____ BFE

Acknowledged and agreed to this _____ day of _____, 20_____ .

Owner / Contractor Signature

Owner / Contractor Printed Name

STATE ENERGY CODE AFFIDAVIT

Location of Work: _____

Owner's Name: _____

Address: _____

Contractor's Name: _____

This letter is to confirm the understanding of the owner / contractor to the compliance requirement of the Georgia State Energy Code for Buildings, 2009 Edition, with Georgia Amendments.

I hereby declare that the design and construction of the above referenced project is in compliance with the Georgia State Energy Code for Buildings, 2009 Edition, with Georgia Amendments.

A Georgia Energy Code Compliance Certificate will be required at project completion.

It is understood and agreed by the undersigned owner of agent and contractor (if applicable) that the approval of the permit does not constitute a privilege to violate the Code and that any omission of or misrepresentation of fact with or without intention of the permit issued which was based on the approval of this application. The owner as listed above will be held responsible for insuring that all permits have been obtained and that all required inspections have been made. The owner will be held legally liable for any violations which may occur with or without his knowledge. The owner shall be allowed to request a Certificate of Occupancy when all inspections have been approved.

Owner's Signature

Date

Owner's Printed Name

Contractor's Signature

Date

Contractor's Printed Name



CITY OF TYBEE ISLAND
 COMMUNITY DEVELOPMENT DEPARTMENT
 P.O. Box 2749 · 403 Butler Ave., Tybee Island, GA 31328
 Phone (912) 786-4573 · Fax (912) 786-9539

Water Tap and Sewer Stub Application

Location of work (street address) _____

Contractor _____

Address of contractor _____

Contact name & telephone number of contractor _____

Name of property owner _____

Mailing address of property owner _____

Telephone number of property owner _____

Details of project _____

Residential _____ Commercial _____

Enter the required number of water taps/meters and the number of sewer stubs:

WATER TAP/METER

SEWER STUB

<u>Number of Taps</u>	<u>Meter Size</u>	<u>Number of Stubs</u>	<u>Stub Size</u>
_____	3/4"	_____	4"
_____	1"	_____	6"
_____	1-1/2"	_____	8"
_____	2"		
_____	_____		

Unauthorized use of water prior to installation of a water meter is prohibited.

Installation of meters and lines shall be the responsibility of the owner/contractor. Contact the Water/Sewer Department at (912) 786-4573, extension 122, for line and tie-in locations and for inspections. Contact the Community Development Department at (912) 786-4573, extension 136, to arrange pick up of a meter.

It is the responsibility of the owner to establish a water/sewer account with the City. An application and deposit are required. Contact (912) 786-4573, extension 110.

Owner signature

Date

Owner printed name

Contractor signature

Date

Contractor printed name

PERMIT FOR INFRASTRUCTURE ALTERATIONS

Location of Work: _____

Owner's Name: _____

Address: _____

Contractor's Name: _____

NOTE: Any alteration to City owned streets, curbs, sidewalks, waterlines, sewer lines, drainage pipes, catch basins, or other elements of the City's infrastructure, requires a permit from the City, and an acknowledgement by the individual seeking to accomplish the alteration, that:

- a. The City's infrastructure will not be degraded in any way.
- b. All necessary safety precautions will be undertaken.
- c. The City will inspect the work in process and upon completion.
- d. The work will be accomplished to the City's satisfaction.
- e. The City shall be held harmless of any liability or damages of any variety.
- f. The individual has read applicable portion of the City's Code of Ordinance dealing with the alteration, and agrees to fully comply with such provisions.

Description of alteration: _____

A sketch or drawing must be attached illustrating the planned alteration. Attached? _____

City Design Standards and Specifications: All alteration to the City's infrastructure shall be accomplished in such a fashion so as to restore the infrastructure to essentially the same condition that existed prior to the alteration, or to an improved condition, as determined by the City.

Certification: I hereby acknowledge the above requirements, and certify that I will perform the above described alteration in accordance with these provisions.

Owner's Signature

Date

Owner's Printed Name

Contractor's Signature

Date

Contractor's Printed Name

<i>APPROVAL</i>	
<i>Zoning</i> _____	<i>Date</i> _____
<i>Building/Code</i> _____	<i>Date</i> _____
<i>Water/Sewer</i> _____	<i>Date</i> _____
<i>Drainage</i> _____	<i>Date</i> _____

CITY OF TYBEE ISLAND
BUILDING & ZONING DEPARTMENT

Temporary Electrical Service Affidavit

Location of Work: _____

Owner's Name: _____

Address: _____

Contractor's Name: _____

This letter is to confirm the understanding of the owner / contractor to the compliance requirement of the Georgia State Minimum Construction Codes.

"I hereby declare that the requested temporary electrical power is intended for the completion of the construction process and the testing of equipment installed within the structure."

It is understood and agreed by the undersigned that the issuance of temporary power DOES NOT constitute the approval to occupy the structures. A Certificate of Occupancy must be issued by the City of Tybee Island prior to the structure being occupied.

The owner / contractor is hereby held responsible for any violations to this policy. A violation of this policy may result in discontinuance of the electrical service.

Temporary electrical service will be granted as an aid to complete construction only. It will be granted for a maximum of six months and may be revoked as circumstances dictate.

Owner's Signature

Date

Owner's Printed Name

Contractor's Signature

Date

Contractor's Printed Name

Witness's Signature

Date

Witness's Printed Name

CITY OF TYBEE ISLAND
SUBCONTRACTOR LIST

Location of Work: _____

Owner's Name: _____

Address: _____

Contractor's Name: _____

List the company name, business type, address, license number, contact person and phone number of all participating subcontractors.

1. Company _____ Business Type _____

Address _____ License Number _____

Contact Person _____ Phone Number _____

2. Company _____ Business Type _____

Address _____ License Number _____

Contact Person _____ Phone Number _____

3. Company _____ Business Type _____

Address _____ License Number _____

Contact Person _____ Phone Number _____

4. Company _____ Business Type _____

Address _____ License Number _____

Contact Person _____ Phone Number _____

5. Company _____ Business Type _____

Address _____ License Number _____

Contact Person _____ Phone Number _____

Attach additional sheets if needed.

FLOOD INSURANCE RATE MAPS and FLOOD 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.

There are significant changes in the new ordinance. Some of the more significant changes are outlined below, however, please be aware that this outline does not address all of the changes. The ordinance in its entirety and the new FIRMs are available at the City's website, www.cityoftybee.org or in the Zoning Department at City Hall.

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.

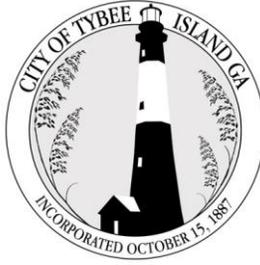
VE ZONES

- **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.*

Please do not hesitate to contact (912) 786-4573, extension 107, if you require more information.

October 2008



City of Tybee Island

CODE ENFORCEMENT NOTICE

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

International Building Code, 2006 Edition and State Amendments
International Residential Code, 2006 Edition and State Amendments
International Fire Code, 2006 Edition and State Amendments
International Plumbing Code, 2006 Edition and State Amendments
International Mechanical Code, 2006 Edition and State Amendments
International Fuel Gas Code, 2006 Edition and State Amendments
International Energy Conservation Code, 2009 Edition and State Amendments
National Electrical Code, 2008 Edition and State Amendments
1999 SSTD 10-99 Standard for Hurricane Resistant Residential Construction

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, 2002 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	130 MPH
FASTEST MILE BASIC WIND SPEED	110 MPH
SEISMIC DESIGN CATEGORY	"C"
WIND EXPOSURE	"D"
CLIMATE ZONE	"2"

The following are the requirements for new windows:

NEGATIVE DESIGN PRESSURE	DP 45 or higher
SOLAR HEAT GAIN COEFFICIENT	0.30 or lower
WINDOW PROTECTION	1/2-inch minimum for 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 are available online at:

<http://www.ci.savannah.ga.us/spr/SPRGuide.nsf/0/fcb3b1933d86c87b85256b670079a863?OpenDocument&Start=1&Count=500&Expand=2.5>

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 are 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 the following City of Tybee Island Departments:

- 1) Department of Planning, Zoning & Economic Development
- 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

Tree Quality Points as defined in the City of Savannah Specifications are not required.

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

The following requirements pertain primarily to site development projects such as Community Centers, Fire Stations, and other projects that require Tree Quality Points: 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 by the City prior to acceptance. Accordingly, all storm lines that are installed within accepted public right of ways and easements will be televised, including the first section of private lines between manholes that are connected to the public lines. In addition, storm lines from stormwater detention basins to the City system shall be televised. Contractors will be charged a fee, currently \$0.85/L.F. for all sizes, and will be responsible for preparing the lines to insure that they are cleaned and free of debris prior to televising. 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 and for the costs of televising. The City may waive the televising requirement if the lines are short enough and of a diameter that allows visual inspection by lamping.

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.

~~1-~~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 ~~4"~~ 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 60" (inches)-39" (inches) from finished grade shall be accepted as within tolerance used 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 shall be used. 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 City Contractor~~ will provide the tapping machine and ~~one man~~ personnel to operate the unit.

~~All taps of 12" and smaller diameter will be made by the City Water~~

~~Distribution Department unless authority has been granted in writing by the Water Distribution Superintendent for a private firm to perform the wet tap for a particular new main.~~

All taps will be made under the supervision of the City of Tybee Island Water Department.

SECTION 02554 - WASTEWATER COLLECTION SYSTEM

2.12 MANHOLES

~~A 0.1' (feet) minimum drop shall be required through all manholes where the horizontal alignment change is less than 45 degrees. A 0.2'(foot) minimum drop shall be required through all manholes where the horizontal alignment change is 45 degrees to 90 degrees. 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 ~~3000~~ 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** Welded wire mesh located 2" from the top surface of the concrete.~~ 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 in one of two ways; Facility Test or Site Test:~~

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

CITY OF TYBEE ISLAND
P.O. BOX 2749
TYBEE ISLAND, GA 31328

PHONE (912) 786-4573
FAX (912) 786-9539

Anyone proposing to do work on City property, in the City right-of-way or in a City easement must first get approval from the Director of Public Works.

Anyone who proposes to excavate the ground or cause the ground to be excavated on City property, in the City right-of-way or in a City easement to a depth of three (3) feet or greater must first dewater the area of excavation.

Water and Sewer Requirements

All requirements are taken from the City of Tybee Island Code of Ordinances, which are available at www.municode.com.

- The cost of laying water pipes from the mains to the property line will be borne by the applicant, as herein provided. (Section 70-29)
- Water tapping and sewer stubbing fees for a water consumer will be based on the following formula. The fee shall cover the cost of the meter and inspection of installation of same. Actual installation of both lines and meter shall be the responsibility of the applicant. This tapping stubbing fee is payable in advance. (Section 70-33)
- *Meter costs.* The cost for a water meter for sprinkler systems, swimming pools, etc., shall be based on the size of the meter deemed necessary by the water and sewer department supervisor and/or his designee. The following rates cover the cost of the meter only. The property owner is responsible for both installation of meter and running of necessary lines. (Section 70-33)
- *Location of installation.* Meters shall be installed as close to the property line of the customer as possible. All connections shall be inspected by a designated city employee from the water department. Only those properties where meters have been installed will be furnished water from the city water system. (Section 70-34)
- *Access to premises.* The duly authorized employee of the city shall have at all times free access to the premises for the purpose of readying the meter or removing the same for the purpose of testing its accuracy. (Section 70-34)
- *Permanent fixture upon property.* Each meter shall become a permanent fixture upon the property or premises where installed and may be transferred upon the transfer of ownership of the property or premises to provide for continued water service to that property.
- *Meter size.* The size of the water meter shall be in accordance with the decision of the department director. (Section 70-34)
- *Responsibility of property owner.* Water laterals are to be maintained by the property owner. The owner of the property serviced by city water service shall be responsible for maintaining the water pipes between the plumbing fixtures on the property to the property line or the water meter keeping them in good operating condition and free from all internal obstructions. (Section 70-34)
- *Separate meters for multiple units.* Duplexes, multiple-family dwellings and structures divided into several apartments, offices, or separate businesses, excluding hotels and motels, shall be so equipped that each unit can be supplied with a separate meter. The rate for each meter shall be based on the service rate schedule; provided, however, that in the case of existing buildings the city may allow one meter of the proper size to continue to be utilized. The rates for that meter shall be based on a standby minimum base charge for each dwelling unit or business unit. The actual water usage shall be computed on the primary unit, according to the meter reading, and so billed. In all such instances of multiple units, the property owner shall be billed for all service charges for all units. (Section 70-34)
- *Circumstances for water service.* Water meters shall be installed upon issuance of a building permit so that water may be available during the construction process. After a certificate of occupancy is issued by the city, normal occupancy-billing occurs. In the event a structure is unfit for habitation or use, due either to the absence of a certificate of occupancy or by condemnation, and the owner thereof nevertheless effects occupancy of the premises, the city shall not provide water and sewer services to the premises. (Section 70-34)
- The city shall have the right to shut off the water supply for the purpose of making any additions and repairs as may be desired or necessary to the water system, and the city shall not be liable to any customer for any damage resulting from that shutoff. (Section 70-42)
- *Permit required prior to use.* No unauthorized person shall uncover, make any connection with or opening into, use, alter or disturb any public sewer or appurtenances thereof without first obtaining a written permit from the superintendent. (Section 70-75)
- *Costs.* All cost and expense incident to the connection of the building sewer from the owner's building to the public sewer shall be borne by the owner. Any connection from the owner's property into the public sewer shall be made by the owner, and inspected by a designated employee of the sewer department, and no connection into the public sewer shall be covered until approval of the superintendent of the department is granted. The owner shall pay the city a standard sewer tap fee for each tap into the public sewer. (Section 70-75)
- *Connection with public sewer.* The connection of the building sewer into the public sewer shall be made at the Y branch, if that branch is available at a suitable location. If the public sewer is 12 inches in diameter or less and no properly located Y branch is available, a Y branch shall be installed by the owner in the public sewer at the location specified by the superintendent. Where the public sewer is greater than 12 inches in diameter, and no properly located Y is available, a neat hole may be cut into the public sewer to receive the building sewer when used with a flexible saddle and stainless steel bands to fasten to the main sewer, and concrete shall not be used. Special fittings may be used for the connection only when approved by the superintendent. (Section 70-75)

ARTICLE II. EXCAVATIONS AND REPAIRS

Sec. 54-34. Permit to dig in public places; exception.

No person shall make any excavations or openings or dig any ditch, trench, tunnel or hole in, along, across or under any street, sidewalk or other public place for the purpose of laying or placing therein any pipes, wires, or poles for any purpose, unless a written permit therefor has been issued by the city. A permit shall not be required where that work is performed under a contract with the city but in the event that work requires a sidewalk or street to be wholly or partially obstructed, the person shall notify the city and the police department at least two hours before obstructing the sidewalk or street, unless prevented by sudden emergency.

(Code 1983, § 5-1-11)

Sec. 54-35. Application for permit.

All persons desiring a permit in order to make an opening in any street or sidewalk, as set forth in section 54-34, shall make written application therefor, which application shall show the location of the proposed opening, the purpose therefor and the approximate number of square yards of surface to be cut.

(Code 1983, § 5-1-12)

Sec. 54-36. City indemnification.

Any person obtaining a permit as provided for in sections 54-34 and 54-35 agrees, as a condition of the issuance of the permit to indemnify and hold harmless the city against any claims or expenses, including attorney's fees for bodily injury or property damage for accidents or occurrences arising out of the person's operations.

(Code 1983, § 5-1-13)

Sec. 54-37. Street repair; violation.

When any part of any street, sidewalk, alley or other public place of the city shall be torn or dug up for any purpose, the person making that excavation or opening shall have the duty of refilling the excavation or opening to restore it to essentially the same condition that existed prior to the excavation or opening, and such refilling shall be done in accordance with the standards and specifications issued by the city. Any person neglecting, refusing or failing to comply with any provisions of this section shall be guilty of a violation thereof; and where such neglect, refusal or failure is continued, after notice from the city, every day's continuance thereafter shall constitute a separate and distinct offense.

(Code 1983, § 5-1-14)

Sec. 54-38. Leaving excavations unprotected prohibited.

It shall be unlawful for any person who obtains a permit under the sections of this article to do any excavation of any kind which may create or cause a dangerous condition in or near any street, alley, sidewalk or public place of the city without placing and maintaining proper guard rails and signal lights or other warnings at, in or around the work, sufficient to warn the public of any excavation or work and to protect all persons using reasonable care from injuries on account of same.

(Code 1983, § 5-1-15)

Sec. 54-39. Supervision; final inspection; violation.

All excavations and work in the streets, sidewalks, alleys or public places of the city shall be under the supervision and control of the superintendent of public works-sanitation, whose duty it shall be to inspect the same from time to time during the progress thereof. Upon the completion thereof, he shall make a final inspection and see that the street, sidewalk or public place is restored to a condition as good in all respects as before the excavation or work was made or done, and that all debris, materials, tools and equipment are removed therefrom. Any person refusing or failing to comply with any provision of this section shall be guilty of a violation thereof; and where any failure or refusal is continued after notice from the city, every day's continuance shall constitute a separate and distinct offense.

(Code 1983, § 5-1-16)

Sec. 54-40. Sidewalk construction; permit required.

No sidewalk of any description shall be built by any person of any brick, wood or other material without a written permit from the city.

(Code 1983, § 5-1-17)

Sec. 54-41. Streets and sidewalks not to be damaged.

It shall be unlawful for any person to drag, or run, or cause to be dragged or run any harrow or other implements, engine, machine tool upon any asphalt, batholithic, warrenite or other type of permanently paved street or sidewalk of the city which shall be liable in any way to injure or cut the surface thereof. It shall also be unlawful to injure any dirt street in the same manner.

(Code 1983, § 5-1-18)

Sec. 54-42. Sidewalks, parking areas, not to be obstructed or damaged.

It shall be unlawful for any person to obstruct or damage in any manner any sidewalk, parking lane or parking area in the city by allowing landscaping, trees, shrubbery, hedges, branches, roots or other debris to interfere therewith. Uncontained yard trash or other debris placed in city rights-of-way, including parking lanes or spaces, is specifically prohibited. Trees shall be pruned to a minimum height of ten feet above the sidewalk.

(Code 1983, § 5-1-19)

Sec. 54-43. Violation.

All persons found guilty of a violation of this article shall be punished as provided in section 1-8.

(Code 1983, § 5-1-20)

Secs. 54-44--54-69. Reserved.

THE CODE OF TYBEE ISLAND, GEORGIA
ARTICLE IV. NOISES

Sec. 22-110. Definitions.

Definitions of technical terms used which are not herein defined shall be obtained from publications of acoustical terminology issued by the American National Standards Institute (ANSI) as its successor body. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Ambient sound level means the noise associated with a given environment, exclusive of a particular noise being tested, being usually a composite of sounds from many sources near and far, exclusive of intruding noises from isolated identifiable sources.

A-weighted sound level means the sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level is designated dB(A) or dBA.

Construction means any site preparation, assembly, erection, substantial repair, alteration, or similar action, for or of public or private rights-of-way, structures, utilities, or similar property.

Decibel (dB) means a logarithmic and dimensionless unit of measure used in describing the relative loudness of level of sound.

Demolition means any dismantling, intentional destruction or removal of structures, utilities, public or private right-of-way surfaces, or similar property.

Emergency means any occurrence or set of circumstances involving actual or imminent physical or psychological trauma or property damage which demands immediate action.

Emergency work means any work performed for the purpose of alleviating or resolving an emergency.

Impulsive sound means a sound of short duration, usually less than one second, with an abrupt onset and rapid decay. Examples of sources of impulsive sound include explosions, drop forge impacts, and the discharge of firearms.

Motor vehicle means any motor-operated vehicle licensed for use on the public highways, but not including a motorcycle.

Motorboat means any vessel which operates on water and which is propelled by a motor, including, but not limited to, boats, barges, amphibious craft, water ski towing devices and hover craft.

Motorcycle means any motor vehicle having a saddle or seat for the use of the rider and designed to travel on not more than three wheels in contact with the ground. The term shall include, but not be limited to, motorized bicycles and motor scooters.

Noise means any sound which disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.

Noise control officer means the person designated by the city having responsibility for the enforcement of any provision of this article.

Noise disturbance means any sound which endangers or injures the welfare, safety or health of human beings, or disturbs a reasonable person of normal sensitivities, or devalues or injures personal or real property, or is hereinafter defined.

Noise sensitive activities means activities which should be conducted under conditions of exceptional quiet including, but not limited to, operation of schools, libraries open to the public, churches, hospitals, and nursing homes.

Noise sensitive area means any area designated for the purpose of ensuring exceptional quiet and clearly posted with "noise sensitive area" signs, because of the noise sensitive activities conducted therein.

Person means any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, operative, state agency, municipality or other political subdivisions of this state, any interstate body, or any other legal entity.

Powered model vehicle means any self-propelled airborne, waterborne, or land borne model plane, vessel, or vehicle, which is not designed to carry persons, including, but not limited to any model airplane, boat, car or rocket.

Public right-of-way means any street, avenue, boulevard, highway, sidewalk, lane or similar place which is owned or controlled by a governmental entity.

Public space means any real property, including any structure thereon, which is owned or controlled by a governmental entity.

Pure tone means any sound which can be distinctly heard as a single pitch or a set of single pitches.

Real property boundary means an imaginary line along the ground surface, and its vertical extension, which separates the real property owned by one person from that owned by another person, but not including intra-building real property divisions.

Receiving land use means the use or occupancy of the property from which a complaint is made concerning noise which received the transmission of sound as hereinafter defined, however, the allowable decibel levels are based on the zoning district as opposed to the use of the receiving land.

Recreational vehicle means any race car, motorcycle, or any other motorized vehicle equipped for use in racing or other recreational events or uses off of public rights-of-way on public or private property.

Residential means any property on which is located a building or structure used wholly or partially for living or sleeping purposes.

Sound means an oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that cause compression and rarefaction of that medium. The description of sound may include any characteristic of such sound, including duration, intensity and frequency.

Sound level means the weighted sound pressure level obtained by the use of a sound level meter and frequency weighting network, such as A, B, or C as specified in American National Standards Institute Specifications for Sound Level Meters (ANSI S1.41971, or the latest approved revision thereof). If the frequency weighting employed is not indicated, the A-weighting shall apply.

Sound level meter means an instrument which includes a microphone, amplifier, RMS detector, integrator or time average, output or display meter, and weighting networks used to measure sound pressure levels, which complies with American National Standards Institute Standard 1.4-1971 as revised.

Sound pressure means the instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space, as produced by sound energy.

Used and occupied mean and include the words "intended," "designed," or "arranged to be used or occupied."
(Code 1983, § 11-3-2)

Sec. 22-111. Exceptions.

The provisions of this article shall not apply to:

- (1) The emission of sound for the purpose of alerting persons to the existence of an emergency.
 - (2) The emission of sound in the performance of emergency work.
 - (3) Agricultural activities, exclusive of those involving the ownership or possession of animals or birds.
 - (4) Public mass transportation vehicles.
 - (5) Church or clock carillons, bells, or chimes.
 - (6) The emission of sound in the discharge of weapons or in fireworks displays for which a permit has been issued.
 - (7) Public works projects specifically approved by the mayor and council.
- (Code 1983, § 11-3-3)

Sec. 22-112. Noise disturbance prohibited.

(a) *Prohibited.* No person shall make, continue, or cause to be made or continued, except as permitted, any noise disturbance, or any noise in excess of the limits for such noise established in this section.

(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.

(c) *Measurement of sound.* The measurement of sound or noise shall be made with a sound level meter meeting the standards prescribed by the American National Standards Institute or its successor body. The instrument shall be maintained in calibration and good working order. Octave band corrections may be employed in meeting the response specification. A calibration check shall be made of the system at the time of any noise measurement. Measurements recorded shall be taken so as to provide a proper representation of the noise source. The microphone used during measurement shall be positioned so as not to create any unnatural enhancement or diminution of the measured noise. A windscreen for the microphone shall be used when required. Traffic, other transportation noise sources and other background noises shall not be considered in taking measurements except where such background noise interferes with the primary noise being measured. It is the intention that this sound to be measured is what is being created by the sound complained of excluding intruding noises from isolated identifiable sources, but including ambient sound level. The measure of all sound levels shall be made as close to the property line of the receiving land use as is practical.

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)