

Meet the Business Assistance Team

The team is compiled of representatives from the:

- Zoning Office (LCPC)
- Hinesville Downtown Development Authority
- Inspections Department
- Business License Office
- Fire Marshals Office

Appointments to meet with the Business Assistance Team may be scheduled upon request.

They can review and analyze your potential location and inform you of what modifications may or will be required based on the potential use. All of which, could significantly impact your budget.

For Business Assistance Team appointments, please contact the City of Hinesville Inspections Department at (912) 876-4147 or email insp_contact@cityofhinesville.org.

We all have rights and responsibilities ... whether as a local government, property owner or tenant. We all need to work together as a community to support, protect and even enhance our quality of life in Hinesville. Our principles and values affect where we live, work and play. May we each do our part to better Hinesville whether it is home for a day or a lifetime.

If you have any questions, please contact our Permit Technicians or our GIS Officer :

Insp_Contact@CityofHinesville.org

or

(912) 876-4147; (912) 876-4165



City of Hinesville
Inspections Department

115 East M. L. King Jr. Drive
Hinesville, GA 31313
Ph: 912-876-4147 Fax: 912-876-4770
Insp_contact@CityOfHinesville.org

To view the ordinances in their entirety, visit:
www.CityOfHinesville.org



What You Should
Know Before
You Buy or Lease a
Building for
Commercial Use



www.cityofhinesville.org/inspections

Telephone: (912) 876-4147 ♦ Fax: (912) 876-4770

There's more to it than you might think . . . It's more than zoning.

First Things First

The “occupancy group type” requirements is guided by the nature of your building needs.

The occupancy types determine which building code requirements and city ordinances are applicable.

Every building, at the time of its initial construction, has 3 characteristics which mandate what function it can be used for:

- ◇ Occupancy group type
- ◇ Construction Type
- ◇ Maximum Occupancy Load

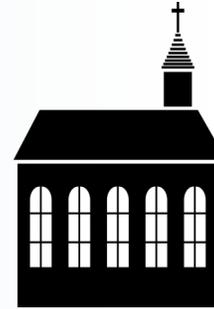


A few “occupancy group” examples are:

- ◆ Residential
(single family / multi family)
- ◆ Assembly
(church, restaurant, theaters)
- ◆ Mercantile (stores)
- ◆ Business (offices, banks)

The use or ownership of a building may change without a change in the “occupancy type.” A building used for a restaurant or clothing store for many years, may have had several owners or tenants. However, the risks remain the same regardless of the owner or tenant.

In some cases, the initial purpose/use of a building may later be converted to a different use. For example, a residence may be converted to an office or small church.



An “occupancy type” may change during the life span of the building, which could involve a modification in the potential risk. In such an event, the building must be reclassified and comply in all respects with the new classification — which could impact what you had budgeted.

When this occurs, many factors are considered such as the possible need for additional (but not limited to):

- Exits
- Fire Protection
- Restrooms
- Parking Spaces
- ADA requirements

The maximum occupancy load requirements may change as well.

This is especially true for “assembly type” occupancy groups. For example, what was once initially an office with an occupancy load of 20 persons... now wants to be converted to an “assembly use” with double the number of occupants — the load potential risk has changed with possible “**Life Safety**” issues.

Most Importantly...

Our *Main Goal* is to ensure that your location is safe for all occupants.

So, before you make a final decision on a building for your endeavors, make sure you have all the facts. . . BEFORE you sign on the dotted line.

A Team Is Here to Help

In an effort to be ‘pro-active,’ the City of Hinesville has implemented the:

Business Assistance Team

This team can give you all the information you need before beginning the licensing process and assist you along the way.