



Columbia County, FL.

New Residential Construction Permit #000054164

Issued September 29, 2025



* Request inspections by calling 386-719-2023 or visiting <https://www.columbiacountyfla.com/PermitSearch/InspectionCalendar.aspx>

OWNER: BEALS STEVEN P, BEALS KAREN **PHONE:** (413) 297-6403 **ADDRESS:** 282 SW BREEZY DR LAKE CITY, FL 32025
L

PARCEL: 33-4S-17-08944-015 **ZONING:** AGRICULTURE - 3 A-3 **FLOOD ZONE:** X **Coords:** -82.62,30.10

SUBDIVISION: HILLCREST UNR **LOT:** H **BLK:** **PHASE:** **UNIT:** **ACRES:** 5.68

CONTRACTORS

NAME: BRYAN ZECHER

BUSINESS: BRYAN ZECHER HOMES INC

ADDRESS:
POB 815
LAKE CITY, FL 32056

PHONE: 386.867.4994

LICENSE: CBC1257343 -

License	License Title	Contractor	Business
CFC1427145	PLUMBING CONTRACTOR	CODY BARRS	BARRS PLUMBING INC
EC13012104	CERT. ELECTRICAL	DONALD HOLLINGSWORTH II	HOLLY ELECTRIC INC
CAC1818631	CERT. A/C CLASS "B"	ANTHONY R FRANKS	LANE HEATING & AIR LLC
CCC1332899	CERT. ROOFING	DANIEL BYRD	BYRDS EYE ROOFING INC

PROJECT DETAILS

*MFE = 1' ABOVE THE ROAD

*ACCESSORY DWELLING MUST SHARE SAME POWER SOURCE AS MAIN DWELLING

*FINAL SEPTIC REQUIRED PRIOR TO RELEASE OF POWER

*BLOWER DOOR AND FINAL TERMITE REQUIRED PRIOR TO CO

THIS IS THE CONSTRUCTION OF A:	Accessory Dwelling
HEATED AREA (SQFT):	200
TOTAL AREA (SQFT):	200
STORIES:	1
BUILDING HEIGHT:	10
BUILDING CODE CONSTRUCTION TYPE:	V
BUILDING CODE ELEMENT:	B
BUILDING CODE OCCUPANCY TYPES:	Residential
OCCUPANCY USE TITLE:	single family dwelling
SETBACKS FRONT:	30'
SETBACK SIDE 1:	25'

NOTICE: Addition to the requirements of this permit, there may be restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: All work is to be completed in accordance with the permitted plans and applicable codes of Columbia County, Florida. In order to maintain a valid permit the work authorized must commence within 180 days of issuance and have an approved inspection within every 180 days thereafter.

NOTICE: Issuance of a culvert or culvert waiver for your property should not be construed by you or anyone else to mean that your property is buildable pursuant to the Columbia County Land Development Regulations. To determine whether your property is eligible for a building permit please contact the Building and Zoning Department.

MUST POST ON THE JOBSITE: Copies of the Permit and Recorded Notice of Commencement for inspection.

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SETBACKS REAR:	25'
SEPTIC# (00-0000) OR (X00-000):	25-0663
SERVICE AMPS:	200
BUILDING CODE EDITION:	2023 Florida Building Code 8th Edition and 2020 National Electrical Code
ELEVATION REGULATION:	Minimum Requirement
FINISHED FLOOR REQUIREMENT:	One foot above the road
FEMA MAP NUMBER :	12023C0401C
SEALED ROOF DECKING OPTIONS. (MUST SELECT ONE OPTION PER FBC 2023 8TH EDITION):	a minimum 4-inch wide strip of selfadhering polymer-modified bitumen complying with ASTM D1970 or a minimum 3 ¾ - inch wide strip of selfadhering flexible flashing tape complying with AAMA 711, applied over all joints in the roof decking. A felt underlayment complying with ASTM D226 Type II, ASTM D4869 Type III or IV, or ASTM D6757, or a synthetic underlayment meeting the performance requirements specified, is required to be applied over the strips/tape over the entire roof.

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