



Charlotte Regional Realtor® Association

Successfully Partnering for Building Life Safety

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Topics of Interest for Your Business

- Code Enforcement Service Performance
- Types of residential improvements that require a Building Permit
- Process to obtain a permit from Mecklenburg County
- How does Mecklenburg County Handle improvements that have not been permitted
- How are additions or improvements executed without a permit handled by the County
- Code Enforcement Customer Service Streams

Code Enforcement Service Performance

	FY 2014	FY 2015	FY 2016	FY 2017*
Permits				
Residential	51,325	56,192	56,559	58,450*
Commercial	30,968	33,032	29,690	30,400*
Other	5,867	5,689	3,949	3,800*
Total	88,160	94,913	90,198	92,650*
Inspections				
Total	242,371	265,429	265,520	280,200*

The code isn't as **gray** as you might think.

- Code Enforcement offers no-cost services to help the owner's team clarify uncertain or "**gray**" areas in Building Code.
 - Early project information and guidance from the Residential Technical Assistance Center (RTAC) & Commercial Technical Assistance Center (CTAC).
 - Preliminary code reviews
 - Code Administrators, who clarify complex interpretation issues.
- The owner's team should use these services to clarify how the code applies to their project.
- The Permitting & Inspections process works best when:
 - The Owner's, Contractors, A/E proposes how the project will comply with the code
 - Code Enforcement offers comments and/or concurs

When is a residential permit required?

- Under NCGS 153A-357, (a2)
 - New decks, carports, garages, backyard storage buildings
 - Room additions, finishing an attic space
 - Installing or replacing light fixtures (unless done by a licensed electrical contractor) or adding to the electrical system
 - Replacing or reconnecting furnaces, dishwashers, etc.
 - Adding to or modifying heating and air conditioning systems
 - Adding a new sink or water closet or modifying the plumbing systems
 - Replacing a water heater (unless done by a licensed contractor)
 - Backflow device on landscape irrigation systems
 - Kitchen cabinet replacement
 - Sub-floor repairs

When is a commercial permit required?

A permit must be obtained before the following work can be performed in a commercial building, regardless of the cost or the value:

- Construction, reconstruction, alteration, repair, movement to another site, removal or demolition of any building
- Installation, extension or general repair of any plumbing system
- Installation, extension, alteration or general repair of any heating or cooling equipment system
- Installation, extension, alteration, or general repair of any electrical wiring, devices, appliance or equipment

This applies to condominiums.

Retroactive Permitting

What should you do when a permit was never obtained?

Verify the addition or work is allowed, by calling RTAC at 980-314-CODE (2633) and the local zoning authority.

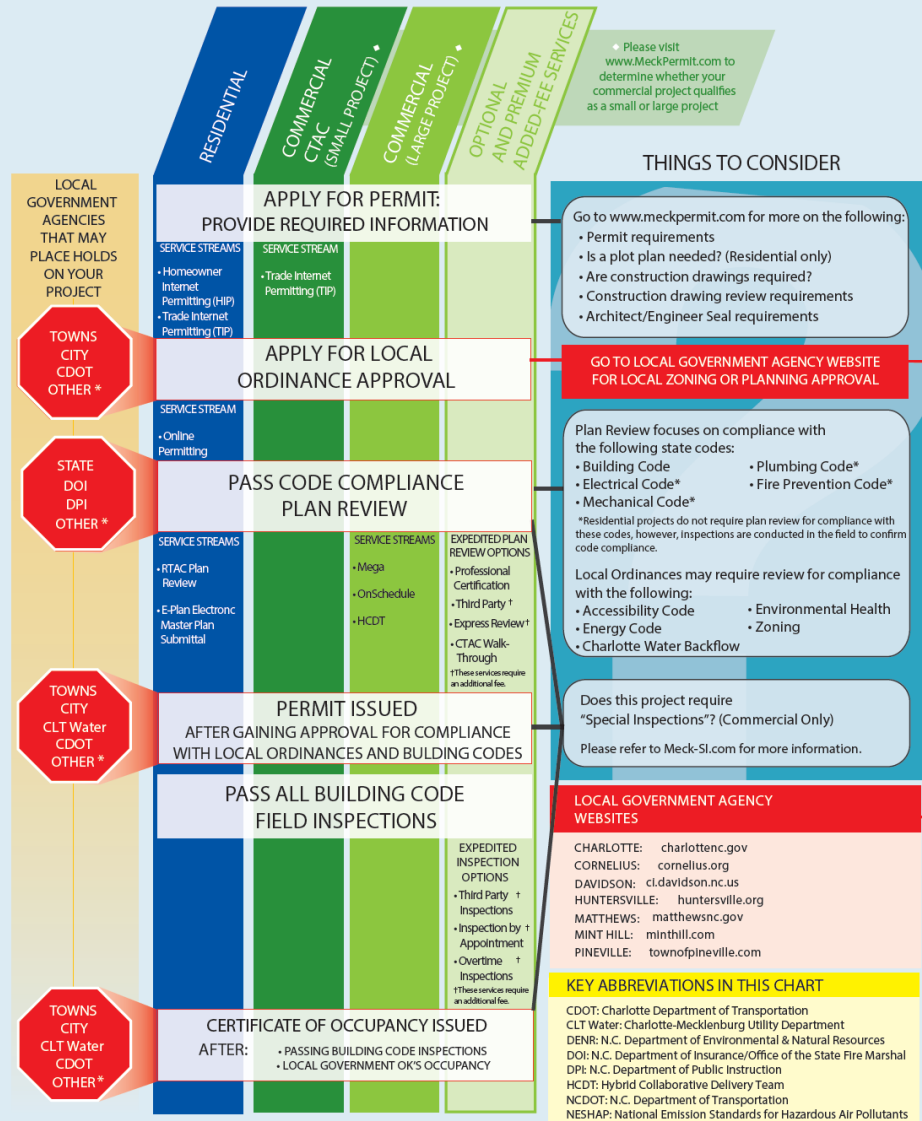
- If not allowed, complete removal or restoration to original condition will be required.
- If allowed, have properly licensed contractors apply for and obtain required permits.
 - ✓ Pay 3.75 times the normal charge for permit fee.
 - ✓ Remove finishes as directed by inspector, to expose structure, framing, electrical, mechanical and plumbing systems for inspection.
 - ✓ Correct any non-compliant work.
 - ✓ Have work inspected and approved.

Retroactive Permitting

What if a permit was issued, but has expired?

- Permits expire if the work is not started (and inspected) within 6 months of issuance or if the work is discontinued for 12 months. All permits require a final inspection approval or they will expire regardless of whether or not the work was completed.
- If the permit has expired, owners must:
 - ✓ Obtain replacement permits for work not previously inspected and approved.
 - ✓ Obtain properly licensed contractor to prepare for inspection. This may include removing finishes and exposing any work not previously approved.
 - ✓ Request inspections and have work inspected and approved.

MECKLENBURG COUNTY CODE ENFORCEMENT PERMITS & INSPECTION PROCESS DIAGRAM NEW CONSTRUCTION



*** THESE AGENCIES MAY ALSO HAVE INVOLVEMENT IN YOUR PROJECT.**

Depending on the nature of your project, the following agencies may place holds or notes on the project until their requirements are met. Holds are typically not difficult to clear, but neglected holds can delay issuance of a permit or Certificate of Occupancy. Customers can manage their holds in their online accounts. Read more about online permitting/inspection process management at www.meckpermit.com.

<p>LAND USE AND ENVIRONMENTAL SERVICES AGENCY (LUESA)</p> <ul style="list-style-type: none"> • Air Quality - NESHAP -Asbestos removal • Zoning (towns only) 	<p>MECKLENBURG COUNTY ENVIRONMENTAL HEALTH</p> <ul style="list-style-type: none"> • Commercial Pools • Day Care/Child Care • Facility & Food Service • Pest Management/Vector Control • Private Wells & Septic 	<p>CITY OF CHARLOTTE</p> <ul style="list-style-type: none"> - CDOT (Transportation) - Water (Utilities) - Engineering - Urban Forestry - Planning - Historic District Commission - Subdivision Administration - Zoning 	<p>STATE OF N.C.</p> <ul style="list-style-type: none"> - DENR (Environment/Natural Resources) - DHHS (Health & Human Services) - DOI (Insurance/Fire Marshal) - DPI (Public Instruction) - NCDOT (Transportation)
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Is a Permit Required...

...when adding
a window or
door?



YES,

if structural work is needed.

Is a Permit Required...

...when
replacing
windows or
doors?



ONLY *if*

you are making the openings larger
(main Entrance Door has to 36”).

Is a Permit Required...

...when
replacing
damaged
like-kind siding
or trim?



ONLY *if*

the project costs \$15,000 or more.

Is a Permit Required...

...when adding
a
disappearing
staircase?



YES

Is a Permit Required...

...when adding a deck?



YES,

it is a structural system.

Is a Permit Required...

...when replacing steps to a deck or porch?



NO

Per GS 153-357 (a2) replacements of pickets,
railings, stair treads

If additional structural work is required, a
permit is required, no matter how small.

Is a Permit Required...

...when remodeling a kitchen or bathroom?



YES, *if*

- any structural work is done
- **adding** or replacing electrical or plumbing components, with the exception of toilet replacement
- changing cabinet configuration
- the project costs \$15,000 or more

Is a Permit Required...

...when adding a
water purification
system?



YES,

it is a new plumbing component.

Is a Permit Required...

...when adding an electrical outlet or light?



YES,

it is a new electrical component.

Is a Permit Required...

...when replacing a light fixture, receptacle, or installing a ceiling fan in an existing junction box?



NO, *if*

the work is being done by a licensed
electrical contractor.

Is a Permit Required...

...when adding an
attic fan?



YES,

it is a new electrical component.

Is a Permit Required...

...when replacing
roof shingles?



ONLY, *if*

the work costs more than \$15,000.

(...or if you have 'B Label Vents' a permit is required.)

Is a Permit Required...

...when adding an HVAC system?



YES,

a permit is required for any
new HVAC equipment.

What can you, as a realtor, do?

- Clients who wish to sell their homes and may have unpermitted work should call RTAC as soon as possible for guidance on how to proceed.
- Educate new homeowners that before they make changes to their home, they should contact RTAC for guidance on whether a permit is needed.

How We Help?

Customers who aren't sure where to begin or are struggling with a particular aspect of their projects can contact us three ways:

- By phone: 980-314-CODE (2633)
- In person: 2145 Suttle Avenue, Charlotte, NC 28206
- By email: code.Enforcement@mecklenburgcountync.gov

Customer Service Center (CSC)

One Number. All Answers. 980-314-CODE



Thank you!

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