

TITLE XV: LAND USAGE

Chapter

150.GENERAL PROVISIONS

151.BUILDING REGULATIONS; CONSTRUCTION

Section

Zoning
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- 150.001 Regulations adopted by reference
- 150.002 Enforcement of zoning; duty of Inspection Department

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Newton Grove - Land Usage***ZONING*****§ 150.001 REGULATIONS ADOPTED BY REFERENCE.**

The town's zoning regulations are hereby adopted and incorporated by reference as if fully set out herein.

§ 150.002 ENFORCEMENT OF ZONING; DUTY OF INSPECTION DEPARTMENT.

(A) If the Inspection Department is charged with enforcement of a zoning ordinance, then no permit for alteration, repair, or construction of any building or structure shall be issued unless the plans and specifications show that the building or structure, and its proposed use, will be in compliance with applicable provisions of the zoning ordinance.

(B) If the Inspection Department is not charged with enforcement of a zoning ordinance, then no permit for alteration, repair or construction of any building or structure shall be issued until a zoning permit has first been issued by the appropriate official charged with enforcement of the zoning ordinance.

(Prior Code, § 8.41)

Statutory Reference:

Similar provisions, see G.S. §§ 160A-360 et seq.

FLOOD DAMAGE PREVENTION**§ 150.015 REGULATIONS ADOPTED BY REFERENCE.**

The town's flood damage prevention regulations are hereby adopted and incorporated by reference as if fully set out herein.

SUBDIVISIONS**§ 150.025 REGULATIONS ADOPTED BY REFERENCE.**

The town's subdivisions regulations are hereby adopted and incorporated by reference as if fully set out herein.

PROPERTY NUMBERING

§ 150.035 NUMBERING MAP.

The property numbering map entitled Property Numbering Map, dated April 9, 1992, Newton Grove, North Carolina is hereby adopted as the official property numbering map of the town, and all properly numbers assigned shall be assigned in accordance with this numbering map, and no other property numbers shall be used or displayed in the town except numbers assigned in accordance with the official numbering map. The property numbering map shall be kept on file in the office of the Town Clerk.

(Ord. passed - -)

§ 150.036 NUMBERING SYSTEM.

(A) On the property numbering map Main Street and Clinton Street are hereby designated as the north-south axis and Mt. Olive Drive and Raleigh Street are designated as the east-west axis, and all avenues, streets and alleys running generally North and South shall be numbered from the east-west axis consecutively to the corporate limits of the extremity of the avenue, alley or street. Avenues, streets or alleys running generally east and west shall be numbered from the north-south axis in the same manner. Whenever possible, one-hundred numbers shall be allowed to each block so that the number of each consecutive block shall commence with consecutive hundreds and one.

(B) One whole number shall be assigned for approximately every 50 feet of ground whether improved property or vacant lot on every street within the corporate limits, excluding the business district in which case 1 whole number shall be assigned for approximately 25 feet whether improved property or vacant lot. Odd numbers shall be assigned to the west side of the street on all north-south streets, and even numbers to the east side. On east-west streets, odd numbers shall be assigned to the south side of the street and even numbers to the north side.

(Ord. passed - -)

PLANNING

§ 150.050 PLANNING BOARD CREATED.

A Town Planning Board, is hereby created under the authority of G.S. § 160A-361.
(Prior Code, § 12.1)

§ 150.051 MEMBERS.

(A) The Town Planning Board shall consist of 5 members who shall be persons of recognized experience and qualifications. At the time of their appointment, members shall hold no other official municipal government position except on a zoning board, zoning board of appeals or housing authority board. The Mayor may appoint 2 ex officio members to the Board who shall have no vote but who shall act as advisors to the Planning Board.

(B) The Citizen members shall be appointed by the Town Board upon creation of the Planning Board to hold office as follows: 2 members for 1 year, 2 members for 2 years and 1 member for 3 years; thereafter, members shall be appointed for a term of 3 years. All members of the Planning Board shall serve without compensation. Members may, after a public hearing, be removed by the Mayor for inefficiency, neglect of duty, or malfeasance in office. The Mayor shall file a written statement of reasons for the removal. Vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired term by the Town Board.
(Prior Code, § 12.2)

§ 150.052 ORGANIZATION AND RULES.

Within 30 days after appointment, the Planning Board shall elect its chairperson from among the appointed citizen members and create and fill its offices as it may determine. The term of office for the Chairperson shall be 2 years. The Planning Board shall hold at least 1 regular meeting in each month which shall be open to the public. It shall adopt rules for transaction of business and shall keep a record of its resolutions, transactions, findings and determinations, which record shall be a public record.
(Prior Code, § 12.3)

§ 150.053 STAFF AND FINANCES.

The Planning Board may contract with city planners, engineers, architects, and other consultants for services as it may require. The expenditures of the Planning Board, exclusive of gifts, shall be within the amounts appropriated for the purpose by the Town Board and no indebtedness for which the town shall be liable shall be contracted by the Planning Board unless an appropriation is made by the Town Board for those purposes, and then only to the extent of the appropriation. The Planning Board shall have the right to accept gifts and donations for the exercise of its functions and for giving publicity to its work and may expend the money received from the donations and gifts as in its judgment may appear best.
(Prior Code, § 12.4)

§ 150.054 GENERAL POWERS AND DUTIES.

(A) It shall be the function and duty of the Planning Board to make and adopt a suggested master plan for the physical development of the municipality or modified parts of the plan as the Planning Board and governing body may deem best. The plan with the accompanying maps, plats, charts, and descriptive matter may show the Planning Board's recommendations for the development of the territory, including among other things, the general location, character, and extent of streets, viaducts, bridges, waterways, water fronts, boulevards, parkways, playgrounds, squares, parks, aviation fields, and other public ways, grounds, and open spaces, the general location of public buildings and other public property and the general location and extent of utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power and other purposes;

(B) The removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any of the foregoing ways, grounds, open spaces, buildings, property, utilities or terminals, as well as zoning plans for the control of the height, area, bulk, location and use of buildings and premises. The Planning Board may from time to time recommend amendments, extensions, or additions to the plan.
(Prior Code, § 12.5)

§ 150.055 PURPOSES IN VIEW.

In the preparation of the plan or modified plan or parts thereof, the Planning Board shall make careful and comprehensive surveys and studies of present conditions and future growth of the municipality and with due regard to its relation to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including among other things, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements.
(Prior Code, § 12.6)

§ 150.056 MISCELLANEOUS POWERS AND DUTIES.

(A) Before the adoption by the Planning Board of the plan or any part, amendment, extension, or addition the Planning Board shall hold at least 1 public hearing thereon. The Planning Board shall have power to promote public interest in and understanding of the plan and to that end may hold public hearings, publish and distribute copies of the plan or of any report and may employ other means of publicity and education as it may determine. Members of the Planning Board, when duly authorized by the Planning Board, may attend city planning conferences or meetings of city planning institutes or

hearings upon pending city planning legislation, and the Planning Board may, by resolution spread upon its minutes, pay the reasonable traveling expenses incident to the attendance. All officers and employees of the town shall render reasonable assistance and any information to the Planning Board as may be requested by the Planning Board for its work.

(B) The Planning Board shall from time to time, at least annually, submit reports in writing to the Town Board giving information regarding the condition of the town and any plans or proposals for the development of the town and estimates of the cost thereof, and these reports shall contain other recommendations as the Planning Board feels should have immediate attention.
(Prior Code, § 12.7)

EXTRATERRITORIAL JURISDICTION

§ 150.070 FINDINGS.

(A) The 1971 General Assembly of the State of North Carolina revised the enabling acts granting authority to municipalities to adopt, administer, and enforce zoning and subdivision regulation ordinances, building and minimum housing standards, codes, and other related measures.

(B) G.S. § 160A-360 provides that the delegated municipal powers conferred by Article 19 of Chapter 160A may be exercised within the extraterritorial jurisdiction surrounding a municipality within an area defined by geographical features identifiable on the ground, but extending not more than 1 mile beyond its corporate limits, provided that the powers are exercised by the municipality within its corporate limits.

(C) G.S. § 160A-360 further provides that any municipality wishing to exercise extraterritorial jurisdiction of powers conferred under Article 19, Chapter 160A shall adopt, and may amend from time to time, an ordinance specifying the areas to be included.

(D) The area is to be based upon existing or projected urban development and areas of critical concern to the municipality evidenced by the officially adopted plans for its development, and is to be defined, to the extent feasible, in terms of geographic features identifiable on the ground, with the exceptions that the municipality may, in its discretion, exclude from extraterritorial jurisdiction, areas lying in another county, areas separated from the city by barriers to urban growth, areas whose projected development will have little impact upon the city and areas where the extraterritorial jurisdiction of 2 or more municipalities overlap, and the jurisdiction boundary between them is a line connecting the midway points of the overlapping area or another boundary line within the overlapping area based upon existing or projected patterns of development and mutually agreed upon by the municipal governing bodies.

(E) G.S. § 160A-360 further requires that the boundaries specified in the ordinance shall at all times be drawn on a map, set forth in a written description, or shown by a combination of these techniques, and maintained in the same manner as required by G.S. § 160A-22 for the delineation of the corporate limits, further provided that the delineation shall be recorded in the office of the Register of Deeds of each county in which any portion of the area lies.

(F) The Town Council deems it to be in the public interest and beneficial to the public health, safety, and welfare to exercise certain powers authorized by Article 19, Chapter 160A in the extraterritorial jurisdiction surrounding the municipality.
(Prior Code, § 12.11) (Ord. of 2-4-1976)

§ 150.071 EXTRATERRITORIAL ENFORCEMENT.

The town hereby establishes boundaries for the extraterritorial enforcement of the following ordinances:

(A) Zoning ordinance; and

(B) Building codes.

(Prior Code, § 12.12) (Ord. passed 2-4-1976)

§ 150.072 MAP; INCORPORATED BY REFERENCE.

The boundaries are delineated on the face of a map, entitled Extraterritorial Jurisdiction of the Town of Newton Grove, which is hereby adopted by reference.
(Prior Code, § 12.13) (Ord. passed 2-4-1976)

§ 150.073 ARTICLE AND MAP; RECORDED.

The official copy of this subchapter and map shall be on record in the office of the Town Clerk for public inspection during normal business hours. The Town Clerk shall cause a certified copy of this subchapter and map and any subsequent amendments to be recorded in the office of the Register of Deeds of the County of Sampson. The Town Clerk shall cause signs, signposts, or similar readily-identifiable markers to be installed at all points of intersection of the above described boundary with all roads, streets, highways and railroads.

(Prior Code, § 12.14) (Ord. passed 2-4-1976)

Section

Regulatory Codes Adopted by Reference

CHAPTER 151: BUILDING REGULATIONS; CONSTRUCTION

- 151.01 Scope
- 151.02 Building Code adopted
- 151.03 Plumbing Code adopted
- 151.04 Heating Code adopted
- 151.05 Electrical Code adopted
- 151.06 Residential Code adopted
- 151.07 Amendments to codes
- 151.08 Compliance with codes
- 151.09 Copies of codes filed with Clerk

Inspection Department

- 151.20 Organization
- 151.21 General duties of Department and inspectors
- 151.22 Conflicts of interest
- 151.23 Reports and records
- 151.24 Inspection procedure
- 151.25 Oversight not to legalize violation
- 151.26 Powers of inspection officials

Enforcement

- 151.40 Contractors; registration and bond
- 151.41 Permits required
- 151.42 Application for permits
- 151.43 Plans and specifications
- 151.44 Limitations on issuance of permits
- 151.45 Issuance of permits
- 151.46 Revocation of permits
- 151.47 Time limitations on validity of permits
- 151.48 Changes in work
- 151.49 Permit fees

REGULATORY CODES ADOPTED BY REFERENCE**§ 151.01 SCOPE.**

(A) The provisions of this chapter and of the regulatory codes herein adopted shall apply to the following:

(1) The location, design, materials, equipment, construction, reconstruction, alteration, repair, maintenance, moving, demolition, removal, use, and occupancy of every building or structure or any appurtenances connected or attached to the building or structure;

(2) The installation, erection, alteration, repair, use and maintenance of plumbing systems consisting of house sewers, building drains, waste and vent systems, hot and cold water supply systems, and all fixtures and appurtenances thereof;

(3) The installation, erection, alteration, repair, use and maintenance of mechanical systems consisting of heating, ventilating, air conditioning, and refrigeration systems, fuel burning equipment, and appurtenances thereof; and

(4) The installation, erection, alteration, repair, use and maintenance of electrical systems and appurtenances thereof.

(B) The adoption of this chapter and the codes herein adopted by reference shall constitute a resolution within the meaning of G.S. § 143-138(d) making the regulatory codes herein adopted applicable to dwellings and out buildings used in connection therewith and to apartment buildings used exclusively as the residence of not more than 2 families.
(Prior Code, § 8.1)

§ 151.02 BUILDING CODE ADOPTED.

The 1967 edition of the North Carolina State Building Code, Volume I, General Construction, as adopted by the North Carolina Building Code Council and as amended, is hereby adopted by reference as fully as though set forth herein as the Building Code of the town to the extent the code is applicable for safe and stable design, methods of construction, minimum standards, and use of materials in building or structures hereafter erected, enlarged, altered, repaired, or otherwise constructed or reconstructed.

(Prior Code, § 8.2)

§ 151.03 PLUMBING CODE ADOPTED.

The 1968 edition of the North Carolina Plumbing Code (North Carolina State Building Code, Volume II, Plumbing) as adopted and published by the North Carolina Building Code Council and as amended, is hereby adopted by reference as fully as though set forth herein as the Plumbing Code for the town.

(Prior Code, § 8.3)

§ 151.04 HEATING CODE ADOPTED.

The 1971 edition of the North Carolina Heating Code (North Carolina State Building Code, Volume III, Heating) as adopted and published by the North Carolina Building Code Council and as amended, is hereby adopted by reference as fully as though set forth herein as the Heating Code for the town.

(Prior Code, § 8.4)

§ 151.05 ELECTRICAL CODE ADOPTED.

The 1971 edition of the North Carolina Electrical Code (North Carolina State Building Code, Volume IV, Electrical), adopting by reference the 1965 edition of the National Electrical Code of the National Fire Protection Association as adopted by the North Carolina Building Code Council and as amended, is hereby adopted by reference as fully as though set forth herein as the Electrical Code for the town.

(Prior Code, § 8.5)

§ 151.06 RESIDENTIAL CODE ADOPTED.

The 1968 edition or later edition of the North Carolina Uniform Residential Building Code, as adopted by the North Carolina Building Inspectors Association, and as published by the North Carolina Building Code Council is hereby adopted by reference as fully as though set forth herein as the Residential Building Code for 1- and 2-family residential buildings in the town.

(Prior Code, § 8.6)

§ 151.07 AMENDMENTS TO CODES.

Amendments to the regulatory codes adopted by reference herein, which are from time to time adopted and published by the agencies or organizations referred to herein shall be effective in the town at the time the amendments are filed with the Town Clerk or Building Inspector as provided in § 151.09.

(Prior Code, § 8.7)

§ 151.08 COMPLIANCE WITH CODES.

(A) All buildings or structures which are hereafter constructed, reconstructed, erected, altered, extended, enlarged, repaired, demolished, or moved shall conform to the requirements, minimum standards, and other provisions of either the North Carolina State Building Code, General Construction, Volume I, or the North Carolina Uniform Residential Building Code, whichever is applicable, or both if both are applicable.

(B) Every building or structure intended for human habitation, occupancy, or use shall have plumbing, plumbing systems, or plumbing fixtures installed, constructed, altered, extended, repaired, or reconstructed in accordance with the minimum standards, requirements, and other provisions of the North Carolina Plumbing Code (North Carolina State Building Code, Volume II, Plumbing).

(C) All mechanical systems consisting of heating, ventilating, air conditioning, and refrigeration systems, fuel burning equipment, and appurtenances shall be installed, erected, altered, repaired, used and maintained in accordance with the minimum standards, requirements, and other provisions of the North Carolina Heating Code (North Carolina State Building Code, Volume III, Heating).

(D) All electrical wiring, installations and appurtenances shall be erected, altered, repaired, used and maintained in accordance with the minimum standards, requirements, and other provisions of the North Carolina Electrical Code (North Carolina State Building Code, Volume IV, Electrical).
(Prior Code, § 8.8)

§ 151.09 COPIES OF CODES FILED WITH CLERK.

An official copy of each regulatory code adopted herein, and official copies of all amendments thereto, shall be kept on file in the office of the Town Clerk. The copies shall be the official copies of the codes and the amendments.
(Prior Code, § 8.9)

INSPECTION DEPARTMENT**§ 151.20 ORGANIZATION.**

The Inspection Department shall consist of the Building Inspector, Plumbing Inspector, Heating-Air Conditioning Inspector, and other inspectors or deputy or assistant inspectors as may be authorized by the Board. The Board may in its discretion designate a department head.
(Prior Code, § 8.11)

§ 151.21 GENERAL DUTIES OF DEPARTMENT AND INSPECTORS.

(A) It shall be the duty of the Inspection Department to enforce all of the provisions of this chapter and of the regulatory codes adopted herein, and to make all inspections necessary to determine whether or not the provisions of this chapter and the codes are being met.

(B) The North Carolina State Building Code, Volume I, General Construction, and the North Carolina Uniform Residential Building Code shall be enforced by the Building Inspector. The North Carolina Plumbing Code shall be enforced by the Plumbing Inspector. The North Carolina Heating Code shall be enforced by the Heating-Air Conditioning Inspector. The North Carolina State Electrical Code shall be enforced by the Electrical Inspector.
(Prior Code, § 8.12)

§ 151.22 CONFLICTS OF INTEREST.

No officer or employee of the Inspection Department shall be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building or any part thereof, or in the making of plans or specifications therefor, unless he or she is the owner of the building. No officer or employee of the Inspection Department shall engage in any work which is inconsistent with his duties or with the interests of the town.
(Prior Code, § 8.13)

§ 151.23 REPORTS AND RECORDS.

The Inspection Department, and each inspector, shall keep complete, permanent, and accurate records in convenient form of all applications received, permits issued, inspections, and reinspections made, and all work and activities of the Inspection Department. Periodic reports shall be submitted to the Board and to other agencies, as required.
(Prior Code, § 8.14)

§ 151.24 INSPECTION PROCEDURE.

(A) *Inspection.* The Inspection Department shall inspect all buildings and structures and work therein for which a permit of any kind has been issued as often as necessary in order to determine whether the work complies with this chapter and the appropriate codes. When deemed necessary by the appropriate inspector, materials and assemblies may be inspected at the point of manufacture or fabrication, or inspections may be made by approved and recognized inspection organizations; provided, no approval shall be based upon reports of organizations unless the same are in writing and certified by

a responsible officer of the organization. All holders of permits, or their agents, shall notify the Inspection Department and the appropriate inspector at each of the following stages of construction so that approval may be given before work is continued:

(1) *Foundation inspection.* To be made after trenches are excavated and the necessary reinforcement and forms are in place, and before concrete is placed. Drilled footings, piles, and similar types of foundations shall be inspected as installed.

(2) *Framing inspection.* To be made after all structural framing is in place and all roughing-in plumbing and electrical and heating has been installed, after all fire blocking, chimneys, bracing and vents are installed, but before any of the structure is enclosed or covered. Poured in place concrete structural elements shall be inspected before each pour of any structural member.

(3) *Fireproofing inspection.* To be made after all areas required to be protected by fireproofing are lathed, but before the plastering or other fireproofing is applied.

(4) *Final inspection.* To be made after building or structure has all doors hung, fixtures set, and ready for occupancy, but before the building is occupied.

(B) *Calls for inspection.*

(1) Requests for inspections may be made to the office of the Inspection Department or to the appropriate inspector. The Inspection Department shall make inspections as soon as practicable after request is made therefor, provided the work is ready for inspection at the time the request is made.

(2) Reinspections may be made at the convenience of the inspector. No work shall be inspected until it is in proper and completed condition ready for inspection. All work which has been concealed before the inspection and approval shall be uncovered at the request of the inspector and placed in condition for proper inspection. Approval or rejection of the work shall be furnished by the appropriate inspector in the form of a notice posted on the building or given to the permit holder or his agent. Failure to call for inspections or proceeding without approval at each stage of construction shall be deemed a violation of this chapter.

(C) *Street or alley lines.* Where the applicant for a permit proposes to erect any building or structure on the line of any street, alley, or other public place, he or she shall secure a survey of the line of the street, alley, or other public place, adjacent to the property upon which the building or structure is to be erected before proceeding with construction of the building or structure. It shall be the duty of the Building Inspector to see that the building does not encroach upon the street, alley, or other public place.

(D) *Certificate of occupancy.* No new building or part thereof shall be occupied, and no addition or enlargement of any existing building after being altered or moved shall be occupied, and no change or occupancy shall be made in any existing building or part thereof, until the Inspection Department has

issued a certificate of occupancy therefor. A temporary certificate of occupancy may be issued for a portion or portions of a building which may safely be occupied prior to final completion and occupancy of the entire building. Application for a certificate of occupancy may be made by the owner or his agent after all final inspections have been made for new buildings, or, in the case of existing buildings, after supplying the information and data necessary to determine compliance with this subchapter, the appropriate regulatory codes and any zoning ordinance for the occupancy intended. The Inspection Department shall issue a certificate of occupancy when, after examination and inspection, it is found that the building in all respects conforms to the provisions of this chapter, the regulatory codes, and any zoning ordinance for the occupancy intended.

(Prior Code, § 8.15)

§ 151.25 OVERSIGHT NOT TO LEGALIZE VIOLATION.

No oversight or dereliction of duty on the part of any inspector or other official or employee of the Inspection Department shall be deemed to legalize the violation of any provision of this chapter or any provisions of any regulatory code herein adopted.

(Prior Code, § 8.16)

§ 151.26 POWERS OF INSPECTION OFFICIALS.

(A) *Authority.* Inspectors are hereby authorized, empowered, and directed to enforce all the provisions of this chapter and the regulatory codes herein adopted.

(B) *Right-of-entry.* Inspectors shall have the right-of-entry on any premises within the jurisdiction of the regulatory codes herein adopted at reasonable hours for the purpose of inspection or enforcement of the requirements of this chapter and the regulatory codes, upon presentation of proper credentials.

(D) *Stop orders.* Whenever any building or structure or part thereof is being demolished, constructed, reconstructed, altered, or repaired in a hazardous manner, or in violation of any provision of this chapter or any other town ordinance, or in violation of any provision of any regulatory code herein adopted, or in violation of the terms of the permit or permits issued therefor, or in a manner as to endanger life or property, the appropriate inspector may order the work to be immediately stopped. The order shall be in writing to the owner of the property or to his or her agent, or to the person doing the work, and shall state the reasons therefor and the conditions under which the work may be resumed.

(Prior Code, § 8.17)

ENFORCEMENT**§ 151.40 CONTRACTORS; REGISTRATION AND BOND.**

(A) Every person carrying on the business of building contractor, plumbing contractor, heating-air conditioning contractor, or electrical contractor within the town shall register at the office of the Inspection Department, giving name and place of business.
(Prior Code, § 8.21)

(B) Every person required to register at the office of the Inspection Department under the preceding section shall also give a good and sufficient bond in the sum of \$1,000, to be approved by the Town Attorney, conditioned upon faithful performance of duty in doing any work which he or she may have contracted to do, and to indemnify the town against loss in any manner whatsoever for any unskillful or negligent work or conduct in the performance of the duties imposed by the provisions of this article or any regulatory code herein adopted, or any damage to any utility lines, streets, or sidewalks in the town or for any damage which may accrue to any person by reason of any default of the contract, or for the payment of any inspection or other fees required by this article.
(Prior Code, § 8.22)

§ 151.41 PERMITS REQUIRED.*(A) Building permit.*

(1) No person shall commence or proceed with the construction, reconstruction, alteration, repair, removal, or demolition of any building or other structure, or any part thereof, without a written permit therefor from the Building Inspector; provided, however, that no building permit shall be required for work the total cost of which does not exceed \$100 and which does not involve any change of the structural parts or the stairways, elevators, fire escapes or other means of egress of the building or the structure in question. Board of Health approval of property for any septic tank is required where the sewage system cannot be connected to the town sewer.

(2) In all cases of removal or demolition of a building or structure a good and sufficient bond in the sum of \$500 shall be posted by the property owner or by his or her contractor at the time of application for a permit, to insure complete removal or demolition, including all rubble and debris. Failure on the part of the property owner or his or her contractor to completely demolish, remove, and clear the premises, after 30-days' notice by the Building Inspector, shall be cause for forfeiture of the bond.

(B) Plumbing permit. No person shall commence or proceed with the installation, extension, or general repair of any plumbing system without a written permit therefor from the Plumbing Inspector; provided, however, no permit shall be required for minor repairs or replacements on the house side of

a trap to an installed system of plumbing if the repairs or replacements do not disrupt the original water supply or the waste or ventilating systems Board of Health approval of property for any septic tank is required where the sewage system cannot be connected to the town sewer.

(C) *Heating-air conditioning permit.* No person shall commence or proceed with the installation, extension, alteration or general repair of any heating or cooling equipment system without a written permit from the Heating-Air Conditioning Inspector; provided, however, no permit shall be required for minor repairs or minor burner services or filter replacements of warm air furnaces or cooling system.

(D) *Electrical permit.* No person shall commence or proceed with the installation, extension, alteration, or general repair of any electrical wiring, devices, appliances or equipment without a written permit therefor from the Electrical Inspector; provided, however, no permit shall be required for minor repair work like the replacement of lamps or the connection of portable devices to suitable receptacles which have been permanently installed; provided, further no permit shall be required for the installation, alteration, or repair of the electrical wiring, devices, appliances, and equipment installed by or for an electrical public utility corporation for the use of the corporation in the generation, transmission, distribution, or metering of electrical energy, or for the use of the corporation in the operation of signals or the transmission of intelligence.
(Prior Code, § 8.23)

§ 151.42 APPLICATION FOR PERMITS.

(A) Written application shall be made for all permits required by this subchapter and shall be made on forms provided by the Inspection Department.

(B) The application shall be made by the owner of the building or structure affected or by his or her authorized agent or representative, and, in addition to the other information as may be required by the appropriate inspector to enable him or her to determine whether the permit applied for should be issued, shall show the following:

- (1) Name, residence, and business address of owner;
- (2) Name, residence, and business of authorized representative or agent, if any; and

(3) Name and address of the contractor, if any, together with evidence that he or she has obtained a certificate from the appropriate State licensing board for the contractors, if it be required for the work involved in the permit for which application is made.
(Prior Code, § 8.24)

§ 151.43 PLANS AND SPECIFICATIONS.

Detailed plans and specifications shall accompany each application for permit when the estimated total cost of the building or structure is in excess of \$20,000, and for any other building or structure where plans and specifications are deemed necessary by the appropriate inspector in order for him or her to determine whether the proposed work complies with the appropriate regulatory codes. Plans shall be drawn to scale with sufficient clarity to indicate the nature and extent of the work proposed, and the plans and specifications together shall contain information sufficient to indicate that the work proposed will conform to the provisions of this chapter and the appropriate regulatory codes. Where plans and specifications are required, a copy of the same shall be kept at the work until all authorized operations have been completed and approved by the appropriate inspector.

(Prior Code, § 8.25)

§ 151.44 LIMITATIONS ON ISSUANCE OF PERMITS.

(A) No building permit shall be issued for any building or structure the estimated total cost of which is more than \$20,000 unless the work is to be performed by a licensed general contractor.

(B) No building permit shall be issued for any building or structure, other than a 1- or 2-family dwelling, the estimated total cost of which is more than \$20,000 unless the plans bear the North Carolina seal of a registered architect or a registered engineer.

(C) Where any provision of the General Statutes of North Carolina or of any ordinance requires that work be done by a licensed specialty contractor of any kind, no permit for the work shall be issued unless it is to be performed by the licensed specialty contractor.

(D) Where detailed plans and specifications are required under this subchapter, no building permit shall be issued unless the plans and specifications have been provided.

(Prior Code, § 8.26)

§ 151.45 ISSUANCE OF PERMITS.

When proper application for a permit has been made, and the appropriate inspector is satisfied that the application and the proposed work comply with the provisions of this chapter and the appropriate regulatory codes, he or she shall issue the permit, upon payment of the proper fee or fees as hereinafter provided in § 151.49.

(Prior Code, § 8.27)

§ 151.46 REVOCATION OF PERMITS.

(A) The appropriate inspector may revoke and require the return of any permit by notifying the permit holder in writing stating the reason for the revocation.

(B) Permits shall be revoked for any material departure from the approved application, plans, or specifications for;

(1) For refusal or failure to comply with the proper orders of the inspector;

(2) For refusal or failure to comply with requirements of this subchapter and the appropriate regulatory codes; or

(3) For false statements or misrepresentations made in securing the permit.
(Prior Code, § 8.28)

§ 151.47 TIME LIMITATIONS ON VALIDITY OF PERMITS.

All permits issued under this subchapter shall expire by limitation 6 months after the date of issuance if the work authorized by the permit has not been commenced. If after commencement the work is discontinued for a period of 12 months, the permit therefor shall immediately expire. No work authorized by any permit which has expired shall thereafter be performed until a new permit therefor has been secured.

(Prior Code, § 8.29)

§ 151.48 CHANGES IN WORK.

After a permit has been issued, changes or deviations from the terms of the application and permit, or changes or deviations from the plans or specifications involving any work under the jurisdiction of this chapter or of any regulatory code adopted herein, shall not be made until specific written approval of the change or deviation has been obtained from the appropriate inspector.

(Prior Code, § 8.30)

§ 151.49 PERMIT FEES.

(A) Fees for permits shall be based upon the total estimated cost of the proposed work, including all sub-contracts if any, but in no case shall the total estimated cost be less than the market value of similar completed work in the town as determined by the appropriate inspector or inspectors.

(B) Permit fees shall be as follows:

- (1) Building permit fees (see schedule of fees in office of Building Inspector).
- (2) Plumbing permit fees (see schedule of fees in office of Plumbing Inspector).
- (3) Heating-air conditioning permit fees (see schedule of fees in office of Heating-Air Conditioning Inspector).
- (4) Electrical permit fees (see schedule of fees in office of Electrical Inspector).
(Prior Code, § 8.31)