

Residential Building Permit Information



Davie County, North Carolina

Department of Development Services

172 Clement Street

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Website: <http://maps.co.davie.nc.us/developmentservices>

Residential Building Permit Application Process

Steps for a Residential Permit Application

1. Once a proper application for a permit has been submitted and the appropriate inspector is satisfied that the application and the proposed work complies with Davie County's provisions and appropriate regulatory codes, he or she shall issue such permit, upon payment in advance of the proper fee or fees.
2. Detailed plans and specifications shall accompany each application for permit for any 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 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 worksite until all authorized inspections have been completed and approved by the appropriate inspector. A Certificate of Occupancy must be issued prior to occupying any structure.
3. The permit holder, or their agents, shall notify the Inspection Department at each of the following stages of construction so that approval may be given before work is continued (**there may be other inspections required based on type of structure that is built.**). Please see the attached list of inspections required at the end of this application packet.
3. ***Call for inspection.*** Request for inspections may be made to the office of the Inspection Department. The Inspection Department shall make inspections as soon as practicable after request is made therefore, provided such work is ready for inspection at the time the request is made. 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 or her agent. Failure to call for inspections or proceeding without approval at each stage of construction shall be deemed a violation. **ALL INSPECTIONS MUST BE TURNED IN NO LATER THAN 4:30PM THE DAY BEFORE YOU WANT THE INSPECTION. DO NOT LEAVE INSPECTIONS ON VOICEMAIL. INSPECTIONS MUST BE TURNED INTO ONE OF THE ADMINSTRATIVE ASSISTANTS IN THE OFFICE.**
4. ***Certificate of Occupancy.*** An application for a certificate of occupancy may be made by the permit holder or his or her 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 section, the appropriate regulatory codes and the zoning chapter 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 with Davie County's provisions and appropriate regulatory codes and the zoning chapter for the occupancy intended. **No one can occupy a structure without a Certificate of Occupancy.**

The Powers of Inspection Officials for Davie County Development Services

- A. **Authority** - Inspectors are authorized, empowered, and directed to enforce all the provisions of this chapter and the regulatory codes applicable as herein provided.
- 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.
- C. **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 county 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 therefore, or in such manner as to endanger life or property, the appropriate inspector may order such work to be immediately stopped. Such 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 therefore and the conditions under which the work may be resumed.

Time Limitations on Permits

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

When is a Residential Building Permit Application needed?

- 1) **Building permit** - No person shall commence or proceed with the construction, reconstruction, alteration, repair, removal, or demolition of any building or structure, or any part thereof, without a written permit from the Inspection Department, provided, however, that no building permit shall be required for work the total cost of which does not exceed \$5000 and which does not involve any change of the structural parts of the stairways, elevators, fire escapes, or other means of egress of the buildings or the structure in question. The County Board of Health approval is required where the sewage system cannot be connected to a city or other approved sewage treatment system.
- 2) **Plumbing permit** - No person shall commence or proceed with the installation, extension, or general repair of any plumbing system without a written permit therefore from the Inspection Department; 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 such repairs do not disrupt the original water supply or the waste or ventilating systems. County Board of Health approval is required for property that cannot be connected to a city or other approved sewage treatment system.
- 3) **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 therefore from the Inspection Department, provided, however, that no permit shall be required for minor repair work such as 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 such corporation in the generation, transmission, distribution, or metering of electrical energy, or for the use of such corporation in the operation of signals or the transmission of intelligence.
- 4) **Heating and Air Conditioning permit** - No person shall commence or proceed with the installation, extension, alteration, or general repair of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings without a written permit from the Inspection Department. No permit shall be required for minor repair work and general maintenance of the equipment and related appurtenances.

Fees required

Please refer to the **Fee Schedule** on the website for the current fee structure for Davie County or check with Davie County Development Services for a worksheet.

All checks must be paid to the order of “Davie County”. All building permits are required to be paid for when you come to pick the permit up. No work is to be started before the permits are paid for and picked up from the office.

Time Standards for Residential Building Permits

Pick-up and payment times for all Building Permits are on Monday through Friday from 8:00am to 4:30pm.

The turnaround time for a Residential Building Permit is normally three (3) to five (5) business days. You do not have to call the office to check the status of a permit. The Inspections Office will call you when it is ready.

Building Permit Fee Schedule

Single/Two Family/Townhouse			Manufactured Homes		
Building	Heated Square Feet	\$100.00	Single Wide	Set Up	\$150.00
	Unfinished Basement	\$30.00		Electrical	\$80.00
	Garage	\$35.00		Plumbing	\$85.00
	Carport/Covered Porch	\$30.00		Mechanical	\$60.00
	Deck	\$25.00			
	Factor (per 1,000.00)	\$2.85	Sectional	Set Up	\$300.00
				Electrical	\$100.00
Modular	Each Unit	\$300.00		Plumbing	\$85.00
	Plus Add-ons			Mechanical	\$75.00
	Plus Elect/Plumb/Mech		Other Than Above		
			(Commercial)		
Electrical	Saw Service	\$60.00	Building	\$3.25 per Thousand of Contract	
	Pole Service	\$60.00	Electrical	\$3.25 per Thousand of Contract	
	Rough in	\$70.00	Plumbing	\$3.25 per Thousand of Contract	
	Final	\$80.00	Mechanical	\$3.25 per Thousand of Contract	
	Service Change	\$75.00	Plan Review Fee	\$0.03 Per Square Foot	
	Modular Units	\$80.00	Minimum Fee		
	Single Wide MH	\$80.00	Services Not Listed	\$75.00	
	Multi Sectional MH	\$100.00	Re-Inspection Fee		
	Temporary Power	\$100.00	Each Return Trip	\$100.00	
	Wiring for Misc.	\$60.00	Late Application Fee		
Plumbing	Per Fixture	\$8.00	First Offense	Permit Fee X 2	
	Base Fee	\$60.00	Second Offense & Any Subsequent Offense	Permit Fee X 3	
	Modular Unit	\$85.00			
Mechanical	First Unit	\$75.00			
	All Additional Units	\$40.00			
	Gas Appliance Per Outlet	\$20.00			
	Gas Appliance Base Fee	\$45.00			
	Modular Unit (1 system)	\$75.00			
Effective Date: August 1, 2008					

SLAB ON GRADE

- FOOTING** (GARAGE AND PORCHES MAY REQUIRE SEPARATE FOOTING INSPECTION)
- SLAB** (GARAGE AND PORCHES MAY REQUIRE SEPARATE SLAB INSPECTION)
- BUILDING EXTERIOR/FRAMING** (NEEDS TO BE DONE BEFORE TRADES)
- AIR INFILTRATION/FRAMING REINSPECTION** (TRADE INSPECTIONS MUST BE COMPLETE)
- INSULATION** (ALL TRADE AND PREVIOUS INSPECTIONS MUST BE PASSED)
- FINAL BUILDING** (ALL TRADE FINALS MUST BE COMPLETED)
- C.O. INSPECTION** (ALL PREVIOUS INSPECTIONS MUST BE PASSED. ALL GRADING AROUND HOUSE MUST BE COMPLETE)

VENTED CRAWLSPACE

- FOOTING** (GARAGE AND PORCHES MAY REQUIRE SEPARATE FOOTING INSPECTION)
- FOUNDATION** (INTERIOR GRADING MUST BE DONE AND POSITIVE DRAIN IN PLACE)
- WATERPROOFING/DRAIN** (MAY BE COMBINED WITH FOUNDATION)
- GARAGE AND PORCH SLABS (MAY BE DONE SEPARATELY)
- BUILDING EXTERIOR AND FRAMING** (NEEDS TO BE DONE BEFORE TRADES)
- AIR INFILTRATION/FRAMING REINSPECTION** (TRADE INSPECTIONS MUST BE COMPLETE)
- INSULATION** (ALL TRADE AND PREVIOUS INSPECTIONS MUST BE PASSED)
- FINAL BUILDING** (ALL TRADE FINALS MUST BE COMPLETED)
- C.O. INSPECTION** (ALL PREVIOUS INSPECTIONS MUST BE PASSED. ALL GRADING AROUND HOUSE MUST BE COMPLETE)

SEALED CRAWLSPACE

- **FOOTING** (GARAGE AND PORCHES MAY REQUIRE SEPARATE FOOTING INSPECTION)
- FOUNDATION** (INTERIOR GRADING MUST BE DONE)
- WATERPROOFING/DRAIN** (MAY BE COMBINED WITH FOUNDATION)
- GARAGE AND PORCH SLABS** (MAY BE DONE SEPARATELY)
- BUILDING EXTERIOR AND FRAMING** (NEEDS TO BE DONE BEFORE TRADES)
- AIR INFILTRATION/FRAMING REINSPECTION/SEALED CRAWLSPACE INSPECTION** (TRADE INSPECTIONS MUST BE COMPLETE; ALL PENETRATIONS IN CRAWLSPACE MUST BE SEALED, VAPOR BARRIER MUST BE INSTALLED IN CRAWLSPACE, DOOR TO CRAWLSPACE MUST BE INSTALLED, NO INSULATION INSTALLED IN BAND CAVITIES OF CRAWLSPACE)
- INSULATION** (ALL TRADE AND PREVIOUS INSPECTIONS MUST BE PASSED)
- FINAL BUILDING** (ALL TRADE FINALS MUST BE COMPLETED)

SLAB ON GRADE CONT.

-**C.O. INSPECTION** (ALL PREVIOUS INSPECTIONS MUST BE PASSED. ALL GRADING AROUND HOUSE MUST BE COMPLETE)

BASEMENT HOUSE

- **FOOTING** (GARAGE AND PORCHES MAY REQUIRE SEPARATE FOOTING INSPECTION)
- **BASEMENT SLAB** (ANY UNDERGROUND PLUMBING OR ELECTRICAL MUST BE INSTALLED AND INSPECTED PRIOR SLAB INSPECTION)
- **GARAGE AND PORCH SLABS** (MAY BE DONE SEPARATELY)
- **REBAR INSPECTION FOR BLOCK FILL** (NOT REQUIRED FOR SUPERIOR WALLS)
- **FOUNDATION** (NOT REQUIRED FOR POURED IN PLACE WALLS OR ICF, INSPECTION TAKEN CARE OF WITH REBAR INSPECTION)
- **WATERPROOFING/DRAIN** (MAY BE COMBINED WITH FOUNDATION)
- **BUILDING EXTERIOR AND FRAMING** (NEEDS TO BE DONE BEFORE TRADES)
- **AIR INFILTRATION/FRAMING REINSPECTION** (TRADE INSPECTIONS MUST BE COMPLETE)
- **INSULATION** (ALL TRADE AND PREVIOUS INSPECTIONS MUST BE PASSED)
- **FINAL BUILDING** (ALL TRADE FINALS MUST BE COMPLETED)
- **C.O. INSPECTION** (ALL PREVIOUS INSPECTIONS MUST BE PASSED)