



# Building Inspections

MEETING  
AUGUST 22, , 2023

## 160D-1102. Building code administration.

A local government may create an inspection department

1. Building Inspector, (County)
2. Electrical Inspector, (County)
3. Plumbing Inspector, (County)
4. Zoning Inspector, (Town)
5. Mechanical Inspector, (County)
6. Fire Prevention Inspector, (Town)

Every local government shall perform the duties and responsibilities of building inspections and permitting by

1. Creating its own inspection department,
2. Creating a joint inspection department in cooperation with one or more other units of local government, contracting with another unit of local government
3. Arranging for the county in which a city is located to perform inspection services within the city's jurisdiction

# Required Inspection

- Footing
- Slab
- Foundation
- Rough in
- Building framing
- Insulation
- Final

# Level Certification

- Level I - residential and small commercial work.
- Level II - inspecting one story buildings up to 60,000 square feet or buildings up to 4 stories at 20,000 square feet per floor.
- Level III - inspecting buildings of all sizes, including buildings larger than 60,000 square feet and higher than four stories.



### PERMITS

- Commercial Building Permit Application
- Residential Building Permit Application
- Residential Mechanical Stand Alone (all scopes of Mechanical work)
- Residential Electrical Stand Alone**
- Residential Plumbing Stand Alone
- ARI(SZ)

Dashboard Apply View

Apply for Per

Location

PERMIT DETAIL

Permit Type

Description

Back

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Tag: **Tap**  
 Location: 906 CAROLINA BEACH BV N US 2  
 Initiated By: butler@coast.com 12/29/2022  
 X, Y: 2327082.3, 109294.6

Building Permit

WorkorderID	Workorder Description	Status	Link Type
25905	Tap Verification	3-COMPLETE	Related

**People**

Role Code	NAME	CRV
PROP_OWNER	Carolina Beach Ave S, LLC	Carolina Beach
CONTACT	Wescott Butler	Carolina Beach
CONTRACTOR	Wescott Butler	Carolina Beach

**Workflow**

Description	Result	Target End	Completed	M
Submittal - NC	SUB-INCOMP	1/12/23 4P	12/30/22 1P	1
Submittal - NC	SUB-COMP	1/13/23 1P	12/30/22 5P	1
Billing-Setup Account	COMPLETE	1/13/23 5P	1/4/23 11A	2
Zoning Review	ZONE-INCOH	1/13/23 5P	1/5/23 2P	2
Zoning Review	ZONE-COMP	1/19/23 2P	2/27/23 10A	2
Building-Engineering Review	NO	1/13/23 5P	1/5/23 6A	2
Building-Engineering Review	YES	1/19/23 6A	1/5/23 6A	2
Utility Plan Review	UTL-COMP	1/13/23 5P	3/6/23 12P	2
Stormwater Review	SW-INCOMP	1/13/23 5P	1/25/23 7A	2
Stormwater Review	SW-COMP	3/8/23 7A	3/10/23 1P	2
Assessment Review/Verify Fe...	FINANCE COMPLET...	3/24/23 1P	3/14/23 3P	3
Planning-Notify Applicant	NOTIFY	3/28/23 3P	3/14/23 3P	4
Billing-Collect Fees		3/28/23 3P		5
Return Set of Plans		3/15/23 3P		5
Issue Permit				6
Send Address to NHC				6

**Payment**

Item	Description	Amount	Balance
WTF_SECDEP	DEPOSIT: Water Meter Security Deposit	150.00	0.00
WTRSDP	Water System Development Fee	2,470.00	0.00
Per-Calendar Fees		15,643.80	0.00

**Attachments**

- 904-906 CBAN PLOT PLOT REVISED 10-11-22.pdf (2.25 KB)
- W3 906 CBAN Review 20220829.pdf (1.83 KB)
- 906 CBAN\_FINAL\_051122.pdf (3.06 KB)
- CAMA Application.pdf (7.50 KB)
- 906 CBAN Liens Unit 2\_1.10.23.pdf (89.08 KB)
- PLOT PLAN SHEET 2 OF 2.pdf (3.55 KB)
- PLOT PLAN SHEET 1 OF 2.pdf (3.32 KB)
- CB22-15 - 906 Carolina Beach Avenue N - Minor Permit (Signed).pdf (241.71 KB)
- 906 CBAN Zoning Review 2.27.23.pdf (81.89 KB)

# Position Cost

- Average annual building permit/inspection revenue 2018-2022 - \$341,986.09
- Direct Annual Cost \$188,128
  - Vehicle cost \$17,000
  - Training/Classes \$5,000
  - Salary /insurance/benefits \$133,000
  - Office space \$2,000
  - Management \$10,000
  - Overtime \$21,128

# Financial Report

- North Carolina law requires that fees collected by the local “inspections department” must stay with that department.
- 2018 law requires local finance officers to report to the Local Government Commission the revenues and expenditures “from building inspections.”
- 2023 a local government shall publish an annual financial report on how it used fees from the prior fiscal year for the support, administration, and implementation of its building code enforcement program as required by G.S. 160D-402(d).