



INSPECTIONS UPDATE

Development Services

June 1, 2016

Live the Values: Honesty, Integrity, Respect, Stewardship

Volume 2, Number 2

“We are committed to a strong customer service, business environment while adhering to the core values established by the City of Greensboro.”

Inspections, Development Services

Useful Links:

[NC Alarm Systems Licensing Board](#)

[Office of the State Fire Marshall](#)

[NC Board of Electrical Contractors](#)

[NC Board of General Contractors](#)

[NC Board of Examiners of Plumbing, Heating and Fire Sprinkler Contractors](#)

[City of Greensboro](#)

[LienNC Clearinghouse](#)

[National Fire Protection Association](#)

[NC Board of Refrigeration Examiners](#)

[Business License Information Office](#)

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IMPORTANT SURVEY

Please open the attached survey to assist us in finding the level of service our customers experience when contacting Development Services. From these results, we intend to focus on areas that need improvement and highlight areas where we excel.

[CLICK HERE TO TAKE SURVEY](#)

OFFICE STAFF

336-373-2155

[Will Lilley](#)

[Kim Foster](#)

[Dana Jones-Newland](#)

[Janet Evans](#)

Will Lilley has been promoted to “Gatekeeper”. He replaces Dave Amos who recently retired.

He would like everyone to know that the policy and procedures for submitting addendums to previously approved plans has been placed on the city’s website.

Reminder from the Permit Technicians: Please have all the required information when calling for a permit. i.e. address, including suite #(s); contractor code; items to be permitted. Do remember to have your building permit number handy if you are one of the trades in order to complete the link. This will insure accuracy of permit and faster service.

NOTE: When contacting the office for information, please have permit number and address available to give to the clerk. This will help to speed the process.

Contractors, please update your contact information with our permitting office. In addition to office telephone numbers, it is extremely helpful and efficient if the field inspectors have access to your mobile telephone numbers in the field should they have questions. Having this information readily available on each permit will help field inspectors contact someone in the field who may have the information required. Thus the situation may easily be resolved through a conversation with someone knowledgeable about the job we are inspecting.

Reminder: When permitting apartments, each apartment which work is being performed must be permitted separately on its individual address. A shell permit will be required for work in the common areas and does not include the individual apartment unit work.

The following link will lead you to the NC State Building Codes Amendments –Effective 1/2/2016 which represents a summary of the Building Code Council adopted amendments that have been approved by the Rules Review Commission for the time period of 2012 – June 2015. These include building, plumbing, mechanical, fire prevention and electrical

[NC State Building Codes Amendments – 2012 - 2016](#)

BUILDING INSPECTIONS

[Don Sheffield](#)
336-373-3685

[Alan Williams](#)
336-451-3992

[Cole Perkinson](#)
336-451-4181

[Chris Lee](#)
336-215-9384

[Mark Stewart](#)
336-451-1093

[Chris Jones](#)
336-451-4008

The Building Inspections Department would like to introduce Alan Williams as our new building inspector. Alan previously worked for the city as a building inspector and has returned.

IMPORTANT NOTICE TO BUILDING CONTRACTORS:

Foam Insulation Being Used as Fire Stop

The Department of Insurance has posted a white paper on their website about the differences in draft stopping and fire stopping. It may be found at:

http://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/Interpretations4/2012%20Residential/White%20Paper%202012%20Fireblocking.pdf

The White paper defines draft stopping, fire stopping and fire blocking. Most of what the industry refers to as “draft stopping” is actually “fire stopping”. It also severely limits the use of spray foam insulation as a fire stop as an alternative to the Code.

The City of Greensboro Development Services has a policy and procedure for alternate materials, designs or methods. The policy may be obtained by contacting the Plan Review Staff (336-373-2155) or on our website at:

<http://www.greensboro-nc.gov/index.aspx?page=234>

CONSTRUCTION PLAN REVIEW/TECHNICAL REVIEW

[Kenny Carroll](#)
336-373-2052

[Jake Swaney](#)
336-373-2233

Prior to any public storm sewer, roadway & sidewalk construction please contact Andy Vincent at (336) 373-2336.

Prior to installation of all sanitary sewer or water please contact Brad King at (336) 373-2377.

MECHANICAL / PLUMBING INSPECTIONS

Todd Mahan , (M/P) 336-373-2428	(M) Kevin Chrismon 336-580-7213	(M) Steve Atwood 336-451-3974	(M) Mark Tuttle 336-451-3778
	(P) Tim Hart 336-587-7541	(P) Andy Knopf 336-587-7541	(P) Scott Stader 336-451-3982

PLUMBING/MECHANICAL CONTRACTORS

This applies to Plumbing/ Mechanical trades using PVC piping for DWV and/or condensate drainage piping, in general, Per 2012 NCPC section 705.14.2 and 2012 NCMC 307.2.2

Solvent Cementing. Joint surfaces shall be clean and free from moisture. A purple primer or an ultraviolet purple primer that conforms to ASTM F 656 shall be applied. When an ultraviolet primer is used, the installer shall provide an ultraviolet light to the inspector to be used during the inspection. Solvent cement not purple in color and conforming to ASTM D 2564, CSA-B 137.3, CSA B181.2 or CSA B 182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above and below ground.

Although this may seem trivial to some contractors, I am simply sending out this reminder because we have had many inspection rejections in the past several months with this particular violation.

Thank you for choosing the City of Greensboro to do your business in.

SOIL EROSION

[Ken Cook](#)
336-373-2030

[Connie Isley](#)
336-433-7369

Ken Cook oversees the soil erosion section. Soil Erosion enforces state regulations in relation to land disturbance. Connie Isley provides the field inspections. Ken Cook provides plan review and TRC. The soil erosion section is reviewed periodically by DENR, a NC agency to assure uniform enforcement of the Sedimentation Pollution Control Act. For further information contact Ken Cook.

Connie Isley performs field inspections.

PLAN REVIEW

[Julius Register](#)

336-373-2844

[Will Lilley](#)

336-373-2832

[Kay Altizer](#)

336-373-2598

[Wanda Hovander](#)

336-373-2831

[Karl Herderich](#)

336-373-2562

[Randy Lovings](#)

336-335-6439

NEW CONSTRUCTION PROJECTS COORDINATOR POSITION

- Will Lilley has accepted the position as Construction Projects Coordinator for the Plan Review Section. This new position will serve as the primary Gatekeeper and point of contact for the public with regard to project progress and coordination on the project management level. He will also take over as direct supervisor for our Permit Technicians and Commercial Plans Coordinator.
- The Building Plans Examiner position that Will vacates will be filled as soon as possible.

SITE/BOUNDARY ISSUES ON COMMERCIAL BUILDING PLANS

- Site survey and site plan information is always required for new buildings, and for existing building projects that include alterations to the site.
- In alteration projects on existing buildings in densely developed or “zero-lot-line” areas (such as downtown, older commercial streets and multi-lot strip centers) the proximity of buildings to lot lines, assumed lot lines, easements, rights-of-way, other structures, landscaping and topographic features can result in Building Code violations if not identified and addressed during plan review.
- Despite a common public misconception that there is little or no “site” per se, on such projects, and therefore no reason to provide a site plan, Greensboro Inspections Department staff may require a survey and depiction of all such features on building plans or in the field, and/or a statement from the designer that no such features are present.

When designs for these projects are submitted without such site features shown on the plans, they may be rejected in plan review until sufficient and reliable information is shown.

ELECTRICAL PLAN REVIEW

If you submit an addendum, please cloud it.

Please indicate on your submitted plan, location of service(s) and panels, including existing ones.

FIRE PREVENTION

[Cpt. Robert Cudd](#)
336-373-7822

[Cpt. Jeff Pritchett](#)
336-373-2380

[Cpt. Keith Roberson](#)
336-373-7829

[Cpt. Hunter Pegram](#)
336-373-7694

It is required that all new fire alarm systems, sprinkler systems, kitchen suppression systems & clean agent systems have plans submitted and approved prior to installation with the following exceptions.

If adding **or relocating** less than 5 fire alarm devices, this does not include the fire alarm control panel.

IF adding **or relocating** less than 20 sprinkler heads

These new systems are required to be pretested prior to field acceptance testing. This is also a good business practice considering the pre-test helps the contractors identify needed system corrections so it will pass the first time and allows the business owner/occupant to gain their certificate of occupancy. It also avoids those unnecessary re-inspection fees when we have to re-schedule a time to re-test the system. Thank you for your cooperation & as always, Thank You for Choosing Greensboro!

ELECTRICAL INSPECTIONS

[Pat Rose](#)
336-373-2459

Brendan Wolf
336-455-0932

[Chris Bumb](#)
336-451-3958

[Garry Moore](#)
336-451-3970

[Mike Whitt](#)
336-451-3960

IMPORTANT NOTICE to ELECTRICAL CONTRACTORS & OTHER CONCERNED PARTIES
Effective, April 1, 2016, Duke Energy will no longer be running the electrical risers on residential homes. The new point of delivery is now the weather head and not the meter base per Duke's White Book. Please click the following link for more information concerning Duke Energy's requirements.

[Requirements for Electric Service and Meter Installations](#)

(NC & SC)

Once you access the book on line, you may either print it or bookmark it on your computer for future reference. There is no charge for this service.

Electrical Contractors:

Contractors, we need you to give us a heads up when the power is pulled for your installation and you need it back on the same day as your customer will be without power. Sometimes we have a note that asks for a call 20 minutes ahead of time with no explanation that someone is there waiting for the inspection or that the home is occupied and they have no power.

Put it in the notes or comments when calling that the house is occupied with no power. Also, call us the morning of the inspection and not in the afternoon.

Manufacturer's Installation Instructions: NEC 110.3(B)

All equipment has them. Equipment is constantly being changed, re engineered, compacted, more efficient, etc. Many times we walk up to a piece of equipment and have never seen it before. We then ask for the manufacturer's instructions. Too many times, the response is that the installer doesn't have them.

The instructions are required and it should not be assumed that the inspector is familiar with every piece of equipment installed. In addition, as the installer how did you know what the correct installation was?

The assumption is that you know what you are doing and we should also but... Next time you install a smoke detector, arc fault device, even a ground fault receptacle, read the instructions. You just may find out that you have been installing it incorrectly.

There are lots of changes in the electrical field every day, as professionals, we should keep up with. And if you have a piece of equipment that you are not familiar with, chances are we may not either.

If the contractors could please leave the instruction with the equipment we would greatly appreciate it.

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[NC State Building Codes Amendments – 2012 - 2016](#)

REMINDERS FROM THE PREVIOUS NEWSLETTER(S)

POST THE BUILDING PERMIT:

The Building permit card is to be posted in a conspicuous location, visible from the street. This is to identify the project address and to indicate inspection results. The permit card shall be protected from outside elements and remain posted until the CO is issued. The inspection will be rejected if there is not an approved copy of the building plans on site and the building card is posted.

If it is a multi-occupancy or multi-story building, post the permit card at the entrance to the project.

CELL PHONE POLICY

The City of Greensboro has a strict cell phone policy, which restricts the use of a city-issued cell phone while operating a motor vehicle. Therefore, if you attempt to reach one of our inspectors by phone and they do not answer, please leave a message and your call will be returned as soon as possible.

Suggestion: If the call is only to provide information, send the inspector a text

IMPORTANT NOTICE TO BUILDING CONTRACTORS:

(Effective October 1st, 2015)

PART IV. RAISE THRESHOLD FOR BUILDING PERMIT REQUIREMENT

SECTION 4.1. G.S. 143-138(b5) reads as rewritten:

"(b5) Exclusion for Certain Minor Activities in Residential and Farm Structures. – No building permit shall be required under the Code or any local variance thereof approved under subsection (e) for any construction, installation, repair, replacement, or alteration costing ~~five thousand dollars (\$5,000)~~ **fifteen thousand dollars (\$15,000)** or less in any single family residence or farm building unless the work involves: the addition, repair, or replacement of load bearing structures; the addition (excluding replacement of same capacity) or change in the design of plumbing; the addition, replacement or change in the design of heating, air conditioning, or electrical wiring, devices, fixtures (excluding repair or replacement of electrical lighting devices and fixtures of the same type), appliances (excluding replacement of water heaters, provided that the energy use rate or thermal input is not greater than that of the water heater which is being replaced, and there is no change in fuel, energy source, location, capacity, or routing or sizing of venting and piping), or equipment, the use of materials not permitted by the North Carolina Uniform Residential Building Code; or the addition (excluding replacement of like grade of fire resistance) of roofing. The exclusions from building permit requirements set forth in this paragraph for electrical lighting devices and fixtures and water heaters shall apply only to work performed on a one- or two-family dwelling. In addition, exclusions for electrical lighting devices and fixtures and electric water heaters shall apply only to work performed by a person licensed under G.S. 87-43 and exclusions for water heaters, generally, to work performed by a person licensed under G.S. 87-21."

Comments and Suggestions: We welcome your comments and suggestions concerning Inspections and the Inspection Updates. Please forward your feedback to pat.rose@greensboro-nc.gov for any comments and/or suggestions. Questions you would like to submit, please send to pat.rose@greensboro-nc.gov or call 336-373-2459.

IMPORTANT ACCESS INFORMATION FOR ALL TRADES

(Obtain your permit on line; schedule your inspection on line)

(no more waiting on hold, you manage your business, you manage your permit, your time)

We have received numerous comments insofar as obtaining permits and scheduling inspections. There is a link to obtain your permit and to schedule your inspection. By using the following link, you are able to place a detailed comment with your request for inspection and find out information concerning your existing permits, inspections, etc. Here is the detailed information for how to:

- Click the following: <http://www.greensboro-nc.gov/>, the official webpage for the City of Greensboro, then on the right hand side of the page, you will see “Find Services”, click on the drop down menu, (online services & payments), choose “Building Inspections Scheduler, 4th item down.
- Accept the “Legal Disclaimer”
You may now enter an address to find out information concerning that particular address or enter a permit number to find out the charges, items, etc. In addition, on this screen, in the right upperhand, if you click on inspections, you are able to see if your permit is scheduled for inspection and which inspector has it.
- Sign In; this is located to the left of the screen. For this, you must have your contractor code and pin number.
- You will now see a list of your active permits
 - Click “Show All”, you will now see all of your permits, active, finalized, and expired.
 - You can schedule an inspection request. You can enter remarks for your inspection request such as lock box number, contact information, homeowner is waiting, etc.
 - Click “Show Scheduled” to see what is scheduled and the inspector assigned the inspection request.
 - You may only cancel an inspection request before 7 am of the date of the inspection request. After 7 am you must call our office at 373-2155 to cancel the inspection request.
 - You may also follow the link “Pay My Account” and pay your bill.

Another convenience on this screen is you may obtain your own permit, click the trade permit you require under “PERMITS”, located to the left of your screen.

- Enter the address. The street, road etc must be abbreviated. Once you have entered the address, click “GO”
- The next page will show various information about the address, verify that you have the correct address, then click “NEXT”, Don’t forget to link it with the correct building permit at the bottom of the page.
- If there is not a building permit, then click “PROCEED WITHOUT LINKING A BUILDING PERMIT”
- On the next page, choose the items that you are installing and then click “add items”. You will then see what you have chosen and the permit fees. Before issuing permit, you are able to remove items or add additional ones if the permit is not accurate.
IN ADDITION, you are able to add remarks, such as location of work, lockbox, contact information, etc that will be available to the inspector when he views your permit.

**CONTRACTOR RESIDENTIAL NEW CONSTRUCTION
MINIMUM VALUATION SCHEDULE
EFFECTIVE 01/01/2016**

BUILDING VALUATIONS

New Construction – SFR - Heated - \$75.00 per heated sq. ft.

Unfinished Bonus Room - \$30.00 per sq. ft.

Finished Bonus Room - Included in heated sq. ft. of house

Unfinished Basement - \$30.00 per sq. ft.

Garage - \$30.00 per sq. ft.

Decks/Porches - \$15.00 per sq. ft.

EXAMPLE

SFR – HTD - 1500'	@ \$75 = \$	112,500
GARAGE - 240'	@ \$30 =	7,200
DECK -100'	@ \$15 =	<u>1,500</u>
TOTAL:		\$ <u>121,200</u>
	LESS: ELECTRICAL	4,000
	PLUMBING	4,000
	MECHANICAL	<u>4,000</u>
TOTAL GEN CONST COST		<u>\$109,200</u>

PERMIT FEE: (Round up to \$110,000)

\$449.50	(Building Permit Fee)
+ 10.00	(Residential State Licensed Contractors)
\$459.50	

**City Of Greensboro - Permits
July - June**

<u>Fiscal Year</u>	2008	2009	2010	2011	2012	2013	2014	2015	2016
Building	5,395	4,374	3,639	4,110	4,010	3,746	3,892	4,267	5,033
Electrical	7,622	6,135	5,027	6,205	5,497	5,653	6,041	6,201	6,967
Plumbing	4,846	3,497	2,561	2,789	3,206	4,016	2,750	3,199	3,803
Mechanical	7,358	5,397	4,723	5,283	5,221	4,803	5,486	6,041	6,867
Total Permits	25,221	19,403	15,950	18,387	17,934	18,218	18,169	19,708	22,670
Total Building Construction Value	\$404,802,491	\$399,916,201	\$302,202,462	\$312,800,694	\$423,424,252	\$370,490,790	\$375,614,064	\$503,892,559	\$681,828,684

