



INSPECTIONS UPDATE

Development Services

March 15, 2017

Live the Values: Honesty, Integrity, Respect, Stewardship

Volume 3, Number 1

“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:

[City of Greensboro](#)

[NC Alarm Systems Licensing Board](#)

[LienNC Clearinghouse](#)

[Office of the State Fire Marshall](#)

[National Fire Protection Association](#)

[NC Board of Electrical Contractors](#)

[NC Board of Refrigeration Examiners](#)

[NC Board of General Contractors](#)

[Business License Information Office](#)

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

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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](#)

[Michelle Cazares](#)

Please welcome Michelle Cazares. She has joined us as a new roster employee to assist in notifying contractors when their inspection is being carried over. She also lends a hand to the office staff with permits and other duties.

Contractors, if you are not receiving emails from the City in reference to your inspection results, please contact the office and provide your email address. You may also edit your information on-line and enter the information. Also, please provide the telephone number of the person who did the job, sometimes a simple phone call may take care of an issue and get your job passed if we are able to contact the applicable person. Having this information readily available on each permit will help field inspectors contact someone in the field who may have the information required. If the number provided is an office number, please provide the extension #. This information should be left with all phone calls and text messages as well.

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 amendments to the building, plumbing, mechanical, fire prevention and electrical codes.

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

BUILDING INSPECTIONS

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

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

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

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

[Todd Dickson](#)
336-312-3287

Welcome to Todd Dickson as our newest building inspector. Todd previously worked for the city as a building inspector and has returned.

Farewell to Chris Lee to who has left the City of Greensboro for other endeavors. We wish him well.

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.

Please be mindful of the As-Built requirements regarding construction.

IMPORTANT NOTICE TO DRIVEWAY & SIDEWALK CONTRACTORS:

Below are links to useful information concerning the details for residential and commercial driveways?

[Residential Driveway - Detail](#)

[Commercial Driveway - Detail](#)

[Commercial Driveway – Street Type](#)

MECHANICAL / PLUMBING INSPECTIONS

Todd Mahan, (M/P)
336-373-2428

(M) Kevin Chrismon
336-580-7213

(M) Mark Tuttle
336-451-3978

(P) Tim Hart
336-209-7369

(P) Andy Knopf
336-587-7541

(P) Ricky Bushnoe
336-451-3982

PLUMBING/MECHANICAL CONTRACTORS

REMINDER: Approved plans must be on site for the requested inspection. The inspection cannot be made with the approved plans.

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.

REMEMBER: In accordance with NC General Statute 160A-418 and NC Administrative Code 204.3.2, a permit without any activity shall expire after 180 days. In addition, if 365 days pass since last posted activity on your permit, it is mandated that it expire per NC General Statute 160A-418 and NC Administrative Code 204.3.2.

Message from Meter Services

Please be advised that even though as-built plans are approved, water meters will not be installed if the meter box, setter, sewer clean-out and backflow device (if required) are not to the current city specifications when the meter is requested to be installed.

Farewell to Steve Atwell to who has left the City of Greensboro for other endeavors. We wish him

2012 NC Plumbing Code, Section 306.2.4 Effective: March 1, 2017

306.2.4 Tracer Wire. For plastic sewer *pipng*, an insulated copper tracer wire or other *approved* conductor shall be installed adjacent to and over the full length of the *pipng*. Access shall be provided to the tracer wire or the tracer wile shall terminate at the cleanout between the building drain and building sewer. The tracer wire size shall be not less than 14 AWG and the insulation type shall be *listed for direct burial*.

2012 NC Energy Conservation Code, Section 403.2.2

403.2.2 Sealing (Mandatory Requirements). The North Carolina Energy Conservation Code requires a Duct Tightness test be performed on duct systems or portions thereof outside the building thermal envelope on residential occupancies and includes R-2, R-3, and R-4 occupancies. This does include **Apartment** buildings 3 stories and less in height, as well as one-and two- family dwellings, and Residential care/ unlicensed assisted living facilities. This has been a requirement since the code was adopted. Please pass this information along to your staff and The City of Greensboro Inspections Department will be requiring these test reports for your Final Inspections performed on these occupancies.

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

[Kay Altizer](#)
336-373-2598

[Karl Herderich](#)
336-373-2562

[Will Lilley](#)
336-373-2832

[Wanda Hovander](#)
336-373-2831

[Randy Lovings](#)
336-335-6439

[Cole Perkinson](#)
336-373-7632

Cluster Box Units (CBU's) – Design for Accessibility:

The US Postal Service is now requiring cluster box units for mail delivery in one-and-two-family neighborhoods as well as townhouses and multi-family complexes. These are public access facilities, just like clubhouses, offices, recreational facilities, etc., and as such, are required to meet the accessibility requirements of the NC Building Code (NCBC) and the ICC/ANSI A117.1 (ANSI) standard. Mailboxes inside buildings are regulated by NCBC Appendix E 105.4, and required by NCBC 1104.3 to be on an accessible route. Exterior cluster box units (CBUs) are required by NCBC 1104.2 to be on an accessible route. In multi-family dwelling complexes built under the NCBC, the practice of including accessible routes to mailboxes, mail kiosks, and interior mail pickup locations is well established. Due to traditionally reduced connectivity within single family residential developments, accessibility for CBUs there raises new questions.

A summary of design requirements for CBU's in single family neighborhoods is posted on the City website at <http://www.greensboro-nc.gov/modules/showdocument.aspx?documentid=33442> .

Residential Building Permit Plan Submittal Requirements:

An updated summary of which Residential Code projects require plan submittals to be reviewed, and the content to be included in such submittals has been posted on the City web site at <http://www.greensboro-nc.gov/modules/showdocument.aspx?documentid=5066> .

TEXT MESSAGES

When possible please send text messages so you and the inspector will have the information to refer back to. All of the inspectors with the City of Greensboro do receive texts their city phones.

FIRE PREVENTION

[DFM Robert Cudd](#)

336-373-2108

[Cpt. Jeff Pritchett](#)

336-373-2380

[Cpt. Keith Roberson](#)

336-373-7829

[Cpt. Hunter Pegram](#)

336-373-7694

Dangers of Potential Freeze-Ups in Sprinkler Systems

When piping freezes, the entire sprinkler system must be shut down and drained before it can be repaired. As a result, downtime of the sprinkler system leaves buildings without a sprinklered means of fire protection. This is especially crucial in multi-family apartment construction and in the parking areas and breezeways in those areas where sprinklers are exposed to freezing temperatures.

Thank you for your cooperation & as always, Thank You for Choosing Greensboro!

REMEMBER: All fire alarm systems are to be installed to the 2013 NFPA 72

*Policy: In cases where the electrical meter is removed by direction of the Fire Department, the occupant/owner must obtain an electrical contractor to have meter re-connected.

ELECTRICAL INSPECTIONS

[Pat Rose](#)

336-373-2459

[Chris Bumb](#)

336-451-3958

[Garry Moore](#)

336-451-3970

[Mike Whitt](#)

336-451-3960

IMPORTANT NOTICE to ELECTRICAL CONTRACTORS

REMEMBER: In accordance with NC General Statute 160A-418 and NC Administrative Code 204.3.2, a permit without any activity shall expire after 180 days. In addition, if 365 days pass since last posted activity on your permit, it is mandated that it expire per NC General Statute 160A-418 and NC Administrative Code 204.3.2.

IMPORTANT NOTICE to ELECTRICAL CONTRACTORS

- Please remember foam is not approved for fire stop or draft stop.
- Duke Energy is no longer installing service risers for residential or commercial applications. This includes meter alterations and new work.
- The NC Department of Insurance has re-worked their website and if you are looking for the current electrical amendments, the website is much easier to navigate. Click on the following link:

[NC Electrical Code](#)

Contact this office, 336-373-2459, if you have any questions.

Farewell to Brendan Wolf to who has left the City of Greensboro for other endeavors. We wish him

Electrical Contractors:

Contractors, heat tape, ice melt, etc. that is installed at the backflow device is required to be installed by an electrical contractor and this must be inspected by the electrical inspector. We have asked our plumbing inspectors to notify electrical when this is done. Please insure compliance.

NEC 800.156 Dwelling Unit Communications Outlet.

For new construction, a minimum of one communications outlet shall be installed within the dwelling and cabled to the service provider demarcation point.

All wiring, ditches, walls, etc. is required to be inspected before cover up. This includes temporary wiring in ditches

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, that we should keep up with. And if you have a piece of equipment that you are not familiar with, chances are we may not be either.

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

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.

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 upper hand, 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)
+ <u>10.00</u>	(Residential State Licensed Contractors)
\$459.50	

CITY OF GREENSBORO PERMIT/CONSTRUCTION DATA

City Of Greensboro - Permits 2016 Calendar Year

	2010	2011	2012	2013	2014	2015	2016
Building Permits	4,047	4,080	3,619	4,075	4,087	4,564	5,362
Electrical Permits	5,213	6,297	5,722	5,643	6,142	6,043	7,051
Plumbing Permits	2,539	3,023	3,260	3,546	3,214	3,348	4,518
Mechanical Permits	4,930	5,551	4,842	5,038	5,825	6,105	7,132
Total Permits	16,729	18,951	17,443	18,302	19,268	20,060	24,063

Construction Value	2010	2011	2012	2013	2014	2015	2016
	\$323,004,974	\$459,244,774	\$330,736,808	\$390,491,539	\$459,469,985	\$476,169,212	\$794,638,715



