



# INSPECTIONS UPDATE

## Development Services

December 18, 2015

Live the Values: Honesty, Integrity, Respect, Stewardship

Volume 1, Number 4

“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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**OFFICE STAFF**

336-373-2155

[Kim Foster](#)

[Dana Jones-Newland](#)

[Janet Evans](#)

Note 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.

**BUILDING INSPECTIONS**

[Don Sheffield](#)

[Cole Perkinson](#)

[Chris Lee](#)

[Mark Stewart](#)

[Chris Jones](#)

336-373-3685

336-451-4181

336-215-9384

336-451-1093

336-451-4008

The Building Inspections Department would like to introduce Cole Perkinson as our new building inspector. Cole previously worked for the city as an electrical inspector and still assists in other trade inspections. Please don't forget that southern yellow pine spans have changed. They have decreased significantly. The spans can be found at most lumber yards or can be downloaded at:

[Floor Joist Spans for Common Lumber Species](#)

Please join us in wishing Dave Amos good luck! He is leaving at the end of the month to go to his next adventure, retirement. He has been with the City of Greensboro in various roles for 17 years. We wish him well and thanks for all the work. Farewell.

**IMPORTANT NOTICE TO BUILDING CONTRACTORS:**

(Effective October 1<sup>st</sup>, 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."

# ELECTRICAL INSPECTIONS

[Pat Rose](#)

336-373-2459

[Chris Bumb](#)

336-451-3958

[Garry Moore](#)

336-451-3970

[Mike Whitt](#)

336-451-3960

**Remember:** *If there is an electrical emergency after normal business hours, please contact 911, they will contact the correct person, this will insure faster response time.*

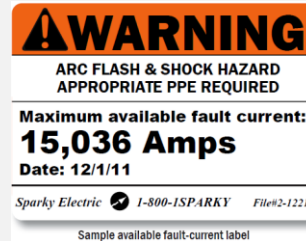
## IMPORTANT NOTICE TO ELECTRICAL CONTRACTORS:

The 2014 National Electrical Code has been adopted! Effective April 1, 2016.

Please remember as in the past, the electrical code enforced on your job site will be based on the date of the building permit. IF there is not a building permit, the date of your electrical permit will determine which electrical code is in force on your jobsite.

ATTENTION: When you have an emergency situation and your customer does not have power, please let us know as soon as possible. This will allow us to give you the best possible service.

All commercial services, commercial meter alterations, etc shall comply with NEC 110.24



### 110.24 Available Fault Current.

**(A) Field Marking.** Service equipment in other than dwelling units shall be legibly marked in the field with the maximum available fault current. The field marking(s) shall include the date the fault current calculation was performed and be of sufficient durability to withstand the environment involved.

**(B) Modifications.** When modifications to the electrical installation occur that affect the maximum available fault current at the service, the maximum available fault current shall be verified or recalculated as necessary to ensure the service equipment ratings are sufficient for the maximum available fault current at the line terminals of the equipment. The required field marking(s) in 110.24(A) shall be adjusted to reflect the new level of maximum available fault current.

*Exception: The field marking requirements in 110.24(A) and 110.24(B) shall not be required in industrial installations where conditions of maintenance and supervision ensure that only qualified persons service the equipment.*

## 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

**As temperatures begin to drop this season**, The Greensboro Fire Department reminds property owners to take proper steps to prevent damage from cold weather conditions. During the extremely cold temperatures last winter, many properties suffered damage from broken water pipes. This type of damage can cost tens of thousands of dollars to property owners. The majority of incidents occurred in multi-family residential properties, and was due to vacant units having the heat turned off.

We cannot advise to shut down sprinkler systems to prevent freezing, as this is prohibited by the North Carolina State Fire Code. However, there is a proactive approach that can be taken without compromising your fire protection systems. Property managers/owners are encouraged to provide a minimum heat of 70°F in all units, especially vacant units, to reduce the potential of frozen sprinklers in adjoining breezeways and attics. The only exception is the sprinkler riser room, which may be set to a minimum temperature of 40°F. If sprinkler piping is in the attic, having proper insulation using Batt 38 running perpendicular to the pipe is highly recommended. The Batt insulation should extend 2' past the pipe then having blown insulation or Batt insulation throughout the rest of attic & over the insulation directly protecting the sprinkler lines can save the pipes from freezing and bursting.

In addition, The US Fire Administration provides the following tips to avoid freeze-up impairments of water-based fire protection systems:

- Examine wet-pipe sprinkler systems for areas susceptible to freezing, and develop plans to assure they remain operational. Be sure to seal all openings.
- Inspect all dry-pipe systems to make sure their clappers are properly seated, air settings are correct, air maintenance systems (compressors) are in good operating condition, riser rooms and attics are well insulated, and heat tape (if permitted) and heating systems are working properly.\*
- Drain all low points and check priming water level for excess accumulation.\*
- Exercise and lubricate all sectional control valves to ensure they will work properly should a break occur. Keep the valves clear of snow and ice.\*
- Verify antifreeze systems have proper antifreeze solution strength.\*
- Inspect, service, and test heating systems to assure that power and temperature controls cannot be inadvertently deactivated. Check the fuel supply for the heating system and portable heaters. Have adequate fuel supplies on hand.
- Install temperature alarms or automatic backup heat sources on vulnerable systems. Temperatures should not fall below 40°F in riser rooms, and recommend 70°F in occupied, as well as, vacant units.
- Use only listed or approved portable heaters where they can be supervised safely, and where there is adequate ventilation. Use extreme caution to prevent ignition of surrounding combustibles.
- Do not use torches, other open flame tools, or steam to thaw frozen pipes.

There are also long-term solutions that can permanently resolve any potential incidents due to frozen pipes. For more information, contact The Greensboro Fire Department's Fire and Life Safety Division at 336-373-2177.

\*This is required to be performed by a licensed sprinkler contractor

## MECHANICAL / PLUMBING INSPECTIONS

<a href="#">Todd Mahan</a> , (M/P) (M) <a href="#">Kevin Chrismon</a> (M) <a href="#">Steve Atwood</a> (M) <a href="#">Mark Tuttle</a>
336-373-2428 336-580-7213 336-451-3974 336-451-3778
(P) <a href="#">Derrick Johnson</a> (P) <a href="#">Tim Hart</a> (P) <a href="#">Andy Knopf</a>
336-451-3982 336-587-7541 336-587-7541

### 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

## CONSTRUCTION PLAN REVIEW/TECHNICAL REVIEW

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

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

Kenny Carroll and Jake Swaney are located on the UG level of City Hall. Should you have any questions regarding the Construction Review Process or Procedures do not hesitate to call 336-373-2052. We review Roadway, Water Lines, Sanitary Sewer Lines, and Storm Sewer infrastructure improvements for compliance. Typically, the site designer will be notified during TRC if Construction Review will be required. When review is initiated, you may send us four sets of your documents to Development Services: 300 West Washington Street, Greensboro, NC, 27401 Attention: Kenny Carroll/ Jake Swaney.

## 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

### CLASSIFYING DWELLING CONSTRUCTION FOR CODE SELECTION:

In accordance from recent correspondence with NC Department of Insurance, Engineering Division, the classification of single family residences and duplexes for purposes of Code enforcement depends on the number of dwelling units on a lot. This will impact on projects where more than two dwelling units are constructed on the same lot, as occurs in some senior care communities, student housing and other group housing arrangements. Where no more than two dwelling units in the nature of single family residences or two family residences (duplexes), they will be regulated by the NC Residential Code.

Where more than two dwelling units are constructed on the same lot, they will be regulated as Group R-3 occupancies under the NC Building Code. It is important to note that when the NC Building Code applies, all Group R occupancies are required to be sprinklered in accordance with Section 903 of the Building Code.

#### NC Residential Code:

- No more than two single-family residences on a lot.
- No more than one two-family residence (duplex) on a lot.
- Townhouses, by definition, are located on their own separate lot.

#### NC Building Code:

- R-2 Apartments and Condos
- R-3 SFR's, Duplexes, more than two units per lot
- Any residence that does not meet the criteria of a one or two family dwelling under the NC Residential Code, including the definition of "Family" in NCRC Section R202.

### ADVICE ON UPLOADING PLAN SUBMITTALS – COMMON MISTAKES:

The City's online electronic plan review page is located at <http://www.greensboro-nc.gov/index.aspx?page=3966>. If you're creating a new account or changing your password for an existing account, please follow the directions regarding usernames and passwords. User names must be 5 to 15 characters, all letters or numbers (in other words, "alphanumeric") with no special characters ( !@#\$\$%^&\* ). Passwords on the other hand, must be a minimum of seven characters and must contain *at least one non-alphanumeric special characteristic* ( !@#\$\$%^&\* ). If you include non-alphanumeric characters in your username, or omit them from your password, no account will be created.

### PLAN REVIEW STAFFING CHANGE:

At the end of December, Dave Amos, who has been acting in the capacity of "Gatekeeper", handling commercial plan intake for the Plan Review section for several years, will be retiring from City service. For the time being, Gatekeeping will be handled by our Building Code Plans Examiners on a rotating basis. To contact a gatekeeper for assistance with the commercial plan submittal process, please call the Inspections Department Office at (336)373-2155 and ask to be connected to the gatekeeper on duty.

## 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.

**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](mailto: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](mailto: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, 4<sup>th</sup> 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>
<b>TOTAL:</b>		<b>\$ <u>121,200</u></b>
	<b>LESS: ELECTRICAL</b>	<b>4,000</b>
	<b>PLUMBING</b>	<b>4,000</b>
	<b>MECHANICAL</b>	<b><u>4,000</u></b>
<b>TOTAL GEN CONST COST</b>		<b><u>\$109,200</u></b>

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

\$449.50	(Building Permit Fee)
+ 10.00	(Residential State Licensed Contractors)
<b>\$459.50</b>	

## City Of Greensboro - Permits January - November

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Building Permits	4,827	4,877	3,416	3,813	3,779	3,419	3,790	3,831	3,981
Electrical Permits	8,465	6,542	4,726	4,898	5,942	5,424	5,301	5,478	5,617
Mechanical Permits	7,406	6,244	4,343	4,526	4,909	4,580	4,714	5,409	5,598
Plumbing Permits	4,769	4,217	2,745	2,384	2,650	3,092	3,364	3,077	2,861
<b>Total Permits</b>	<b>25,467</b>	<b>21,880</b>	<b>15,230</b>	<b>15,621</b>	<b>17,280</b>	<b>16,515</b>	<b>17,169</b>	<b>17,795</b>	<b>18,057</b>

**Total Building**

<b>Construction Value</b>	\$448,510,637	\$337,593,711	\$324,476,773	\$307,967,855	\$416,135,705	\$311,630,292	\$362,391,318	\$421,930,802	\$418,444,773
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