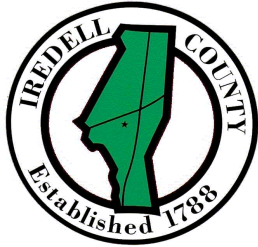


**IREDELL COUNTY DEVELOPMENT SERVICES
CONTACT NUMBERS**



For permit fee estimates, visit the department fee schedules at:
www.co.iredell.nc.us
or
contact our offices.



Central Permitting

704-878-3113

Planning

704-878-3118

Zoning

704-878-3127

Erosion Control

704-832-2352

Environmental Health

704-878-5305

Building Standards

704-928-2016

Commercial Plans Review

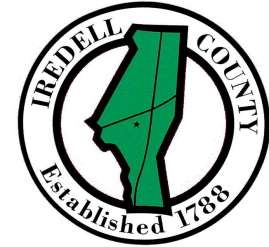
704-928-2021

**Iredell County
Building Standards
PO Box 788/349 N. Center St.
Statesville, NC 28687**



**RESIDENTIAL DEVELOPMENT
STANDARDS**

- ACCESSORY STRUCTURES -



**WHEN IS A ZONING PERMIT
REQUIRED?**

A zoning permit is required for any structure, addition, or use on a property. This includes houses, mobile homes, storage buildings, carports, detached garages, swimming pools, commercial uses and buildings, porches, sun rooms, piers, and any other structure or use.



WHERE DO I GO FIRST?

The first place you start is with zoning. No other permit can be issued until you have zoning approval. There are five different zoning jurisdictions within the County as well as one Town that does not have zoning. Mooresville, Statesville, Harmony, and Troutman all have their own zoning jurisdictions. Love Valley does not have zoning. The remainder of the county is within Iredell County zoning jurisdiction. Central Permitting or Planning can help you determine which jurisdiction you are in so you will know which location you need to visit to start the process.

ZONING SETBACKS

Different structures have different setbacks. The typical setbacks for houses or mobile homes are 35' from the front property line, 15' from the side property lines, and 35' from the rear property line. On a corner lot, there is a 25' setback from the side



line adjacent to the street. On a lake lot there is a 50' setback from the 760' contour line for all structures.



For accessory structures like swimming pools, storage buildings, and detached garages, the typical setbacks are 10' from the side and rear

property lines and 25' from a side line adjacent to a street. These structures

must be located behind the front building line unless you have a double frontage lot (a lot with road access in front and rear, or waterfront property).

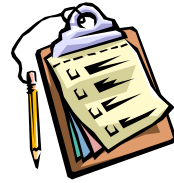


On double frontage lots, accessory structures may be located in the front provided they meet a 35' setback from the road right of way. Any additions made to an existing structure must meet the same setbacks as the structure. All of these structures require a zoning permit. For accessory structures more than 12 feet in any dimension or structures containing liquid with a depth of 24 inches or more, a building permit is also required.

For more information on setbacks, setbacks for accessory buildings 1200sq ft or more, or other zoning information you can contact the Planning Department or Central Permitting.

HOW TO APPLY

To apply for a zoning permit for a property in Iredell County's jurisdiction, you will need to start at Central Permitting located at 349 North Center Street in downtown Statesville. The permit counter is open from 8:00 am to 4:30 pm.



However, we suggest that you arrive at Central Permitting by 4:00 pm.

GETTING ENVIRONMENTAL HEALTH APPROVAL

In the same visit to Central Permitting, you will also apply for Environmental Health permits. Once you have completed the applications and paid for the permits, depending on your project, you will be contacted for an in-office review or you will call Iredell County Environmental Health to schedule a site visit so the health inspector can meet you on the property to do the inspections. Make sure you have the paperwork that Central Permitting gave you when you meet the health inspector. After the inspection, you will get the health approval (pink copy of the septic layout). Environmental Health will either give you the layout approval or you will pick it up at Central Permitting.

GETTING A GRADING PERMIT

If more than 5000 square feet of soil will be disturbed, please contact Central Permitting or Erosion Control (except in Love Valley) for grading permit information. If a grading permit is required, the general contractor must install measures to prevent soil erosion and schedule a grading inspection.

GETTING A BUILDING PERMIT

After receiving the Environmental Health approval, you or your contractor can apply for the building permit. You or your contractor will need the pink copy of the Environmental Health approval and the calculations for heated and unheated square footage. — A building permit cannot be issued on a lot that is not recorded.—



GETTING AN ELECTRICAL PERMIT*

A licensed electrical contractor must know the amperage, value of the electrical project, and description of the work to apply for the electrical permit.

GETTING A PLUMBING PERMIT*

A licensed plumbing contractor must know the number of plumbing fixtures, traps, the number of gas piping outlets, and value of the plumbing project for plumbing permit.



GETTING A MECHANICAL PERMIT*

A licensed mechanical contractor must know the number of BTUs, the number of gas piping outlets, and the value of the mechanical project, and description of the work to apply for mechanical permits.

An abbreviated list of fees for permits is located on the back of this brochure. Make sure that all inspections are scheduled within the appropriate time. After the final inspection a Certificate of Occupancy will be issued, allowing you to occupy or use the structure.

