

# INSPECTIONS & ZONING UPDATE

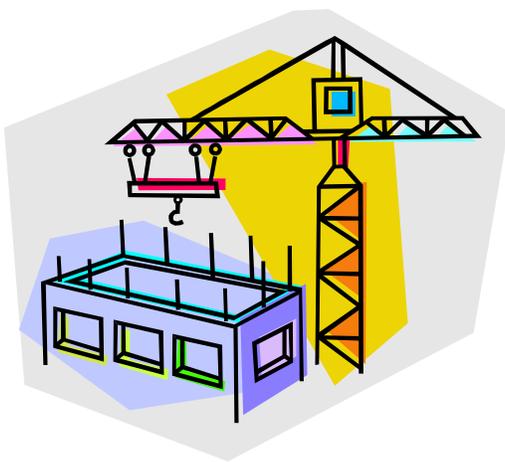
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## BUILDING CODE & ZONING NEWS FOR THE DEVELOPMENT COMMUNITY THROUGHOUT CATAWBA COUNTY

### New 2006 NC Building Codes:

The 2006 NC Codes are modeled from the 2003 International Building Code with the inclusion of NC amendments and will become effective July 1 2006. The 2002 NC Codes have a 6 month grace period that expires January 1st 2007. Effective July 15th, the 2006 NC codes can be purchased from the NC Department of Insurance on a walk-in basis or on line thru the website. The web address is [http://www.ncdoi.com/OSFM/Engineering/CodeServices/engineering\\_codeservices\\_sales.asp](http://www.ncdoi.com/OSFM/Engineering/CodeServices/engineering_codeservices_sales.asp) and the codes are being offered at a special rate.



The 2006 NC One and Two Family Dwelling Code is scheduled to become effective January 1st 2007. One very significant change approved by the NC Building Code Council was to eliminate the mechanical, gas, and plumbing sections from the 2006 NC One and Two Family Dwelling Code and reference the 2006 NC Mechanical, Gas and Plumbing

Codes for construction requirements. This will ensure that all plumbing, mechanical and gas requirements will be contained in one respective codebook for each discipline.

As in the past, once the code becomes available we will schedule seminars to review some of the significant changes. We will provide more information as they develop. For a preview of the adopted code amendments please visit

[http://www.ncdoi.com/OSFM/Engineering/BCC/engineering\\_bcc\\_codes\\_2006\\_approved.asp](http://www.ncdoi.com/OSFM/Engineering/BCC/engineering_bcc_codes_2006_approved.asp)

Questions relating to the operations of the Catawba County Building Services Division or Permit Centers be may be directed to Armin Wallner, Chief Building Services Official at 828.465.8375 or [awallner@catawbacountync.gov](mailto:awallner@catawbacountync.gov)

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## CITY OF HICKORY PLANNING & ZONING NEWS



**Landscaping Requirements:** The City of Hickory requires landscaping on new development projects. Trees are required to be at least 8 feet tall and at least 2.5 inches in caliper when planted for non-residential projects. These trees are obviously a large investment for most projects, so please take care on deciding where they are planted and how they will be maintained. Do not plant large trees under or near utility lines, since the utility companies will have to prune them in a few years. If you must plant a tree near a utility line, please contact the Hickory Planning Department at 828-323-7422 to discuss what species to plant. Also, please let your client know that landscaping is required to be maintained. While the City of Hickory does not require irrigation, it does require that

landscaping survives or is replaced if it dies. Be sure that your client knows to take care of his or her business's landscaping, just like he or she would do at home. Landscaping does present an additional cost of construction, but it adds a great value to the project.

## ELECTRICAL CODE NEWS:

**Electrical Alterations:** The summer cooling season has arrived and we need to consider several things when new cooling systems are added versus replacement of existing systems.



The new equipment when added in the crawlspace must comply with the code in effect at the time of the new installation. Several key issues come to mind, ground fault protection for service receptacle, proper branch circuit protection for new equipment and proper lighting for service of equipment. Other issues come in to play from the mechanical code as far as placement and location from access door, size of access door and height requirements regardless if the unit is suspended or placed on supports. These are just some of the issues to consider before installing these new systems if any

questions should come to mind before or during installation please see our county website at [www.catawbacountync.gov](http://www.catawbacountync.gov) and go to the contact information and call anyone of the inspectors listed for guidance on the issue.

## COMMERCIAL PLAN REVIEW NEWS

Areas of Rescue Assistance: Areas Of Rescue Assistance over the past years have been somewhat of a challenge. When introduced in the North Carolina Accessibility Code in 1999, ARA's were uncharted territory. Over the years, interpretations from the NC Department of Insurance have clarified the intentions of this section. The basic requirements for ARA's are that they are only required as a protective measure for persons located above or below grade level exits, and Sprinkler systems exempt ARA's from buildings. Locations for ARA's have really never been an issue. It was the two-way communication that caused the most confusion. Exactly what is approved? The ARA is required to have both visual and audible communication from the ARA to the main entrance of the building or to any other area determined by the Building & Fire Code Official. In the event that the building does not have a monitored fire alarm system, the ARA has to notify rescue officials that there is an individual in need of assistance. Jerry Boggs, the 911 Administrator for Catawba County, has stated that the County has a special line for prerecorded messages (828) 464-4826. By using a communication system with an automatic dialer and prerecorded message feature, this



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## MECHANICAL CODE NEWS

SUMMER HEAT AND HUMIDITY are upon us again with moisture dripping from ductwork, and other components in ventilated crawlspaces. Consider one of these as an alternative.



**CLOSED CRAWL SPACE:** A foundation without wall vents that uses air sealed walls, ground and foundation moisture control, and mechanical drying potential to control crawl space moisture. Insulation may be located at the floor level or at the exterior walls.

**CONDITIONED CRAWL SPACE:** A conditioned crawl space is a foundation without wall vents that encloses an intentionally heated and/or cooled space. Insulation is located at the exterior walls.

Question: When the outdoor section of a split system residential heat pump or air conditioner must be replaced, is the replacement equipment required to perform at the current efficiency requirements for a new system? Also, what is the inspector's responsibility for the replacement equipment?

Answer: No, it has been common practice for many years for an outdoor section of a split system residential heat pump or air conditioner to be replaced due to its failure while retaining the indoor section since it remains suitable for continued use. The outdoor section may be replaced without requiring replacement of the indoor section given the replacement

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## COUNTY PERMIT CENTER NEWS

**Permits Issued:** The last quarter has been busy for us. The permit center issued out 2461 construction permits with 182 of those being site built new single-family dwellings. The overall cost of construction started during the second quarter of the year was \$83,560,543. Some of the larger projects permitted for this quarter were:

Bank of Granite, O'Reilly's Auto Parts two locations, Chili's Neighborhood Grill and Bar, Poppelman Warehouse Facility, Wal-Mart Super center in Conover, Sherrill's Ford Fire and Rescue, and Catawba Elementary School.



**Blueprints & Site Plans:** Recently the County and Municipal zoning departments jointly completed a spreadsheet which identifies the number of blueprints and site plans needed for development projects. During the work sessions the departments streamlined the plan requirements to validate the number of plans needed for review purposes. The spreadsheet aids in determining the number of plans needed based on the examples of projects listed on the spreadsheet. This should prove useful to designers, contractors and developers during

their planning process. The spreadsheet includes the requirements for all eight jurisdictions within the County. The spreadsheet will be available at each zoning department, County permit centers and on the County's website.

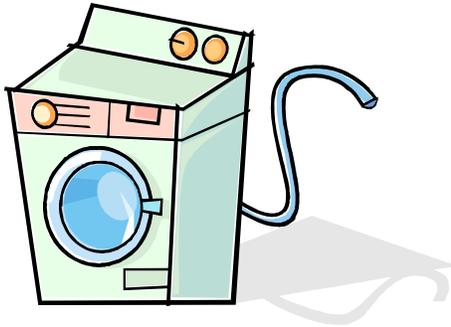
**Zoning Spreadsheet:** Cooperative efforts from all eight Planning and Zoning Departments within Catawba County have produced a spreadsheet to advise you when you will need to submit an application of zoning permit approval based on the listed examples. A file copy of the approved application by the local zoning official is needed by the permit centers when applying for construction permits. The spreadsheet should aid applicants by saving time and ensuring they have everything needed when applying for construction permits at the County permit centers. Each department contributed by making every effort to become as uniform as possible in those requirements. The spreadsheet will be available at County permit centers and on the County's website.

*(Commercial Plan Review News continued from page 4)*

will allow the dispatcher to notify the local fire department that an individual(s) is in need of assistance. The message should identify the physical address of the building and/or the tenant space as well as the location of the two-way communication system for the rescue personnel arriving at the site. This should clear up and confusion on what is required for an ARA in Catawba County as well as North Carolina. Together, we can make a difference.

## PLUMBING CODE NEWS

Plumbing Code Changes: With the new Plumbing code upon us there are some changes all Plumbing Contractors need to get familiar with. You can go to DOI web site and download all the changes and/or enroll in continuing ED classes to get familiar with the changes. Here are a few I would like to share.



406.3 Waste connection. The waste from an automatic clothes washer shall **connect to a vertical branch drain of not less than 2" in diameter, or a horizontal branch drain of not less than 3" in diameter. The 2" trap in the waste connection may be used as a cleanout for both the 2" and/or the 3" branch.** (Let your building contractor know about this one when designing a home with a washing machine on an upper level.)

### TABLE 403.1 MINIMUM NUMBER OF REQUIRED

PLUMBING FIXTURES. This is a completely new Table.

305.5 Pipes through or under footings or foundation walls. Any pipe that passes within 12 inches (305 mm) under a footing or through a foundation wall shall be provided with a relieving arch, or a pipe sleeve pipe shall be built into the foundation wall. The sleeve shall be two pipe sizes greater than the pipe passing through the wall. **Piping shall not be run under pier footing (refer to 307).**

**State Board of Plumbing, Heating, and Fire Sprinkler Contractors** We are currently working out the details of a joint workshop with the board to be offered in Catawba County in the near future. The purpose of the workshop will be to cover changes due to the adoption of the 2006 NC State Plumbing Code as well as provide information on the top ten plumbing code violations identified by the plumbing inspectors and the top ten plumbing violations identified by the boards field investigators. Information regarding the seminar will follow.

*(Mechanical Code News Continued from page 4)*

outdoor section is compatible with the indoor section and the pair will function acceptably together as a system. The inspector is responsible to assure that the replacement equipment is installed in accordance with the manufacturer's installation instructions. Because the system is not replaced in whole, the efficiency requirements for a new system do not apply. This interpretation follows from a special joint meeting with the Mechanical Committee Chairman of the NC Building Code Council, DOI management, inspectors from various jurisdictions, DOI staff, and the State Board of Plumbing, Heating, and Fire Sprinkler Contractors.

## Local Government Contacts

**Catawba County Planning & Zoning**  
Ph. 828-465-8380 / Fax 828-465-8484

**Catawba County Building Services Safety Inspections**  
Ph. 828-466-5130 / Fax 828-322-6814

**Catawba County Fire Marshall**  
Ph. 828-465-8230 / Fax 828-464-4820

**Catawba County Environmental Health**  
Ph. 828-465-8270 / Fax 828-465-8276

**Catawba County Erosion Control**  
Ph. 828-465-8161

**Catawba County Permit Centers**  
Ph. 828-465-8399  
Fax 828-465-8962 *Newton* / Fax 828-322-6814 *Hickory*

**City of Claremont Zoning**  
Ph. 828-459-7009 / Fax 828-459-0596

**City of Claremont Fire Department**  
Ph. 828-459-9296

**City of Conover Zoning**  
Ph. 828-464-1191 / Fax 828-465-5177

**City of Conover Fire**  
Ph. 828-464-1295 / Fax 828-464-1253

**City of Hickory DAC/Zoning**  
Ph. 828-323-7556 / Fax 828-323-7474

**City of Hickory Fire**  
Ph. 828-322-7522 / Fax 828-323-7476

**City of Newton Zoning**  
Ph. 828-465-7400 / Fax 828-465-7412

**City of Newton Fire**  
Ph. 828-695-4284 / Fax 828-465-7453

**Town of Catawba Zoning**  
Ph. 828-241-2215 \ Fax 828-241-9968

**Town of Catawba Fire Inspections**  
Contact County Fire Marshal's Office

**Town of Longview Zoning**  
Ph. 828-322-3921 / Fax 828-322-1567

**Town of Longview Fire Inspections**  
Contact County Fire Marshal's Office

**Town of Maiden Zoning**  
Ph. 828-428-5007 / Fax 828-428-5017

**Town of Maiden Fire Inspections**  
Contact County Fire Marshal's Office



## CATAWBA COUNTY GOVERNMENT

### Building Services Division

100-A SW Blvd  
PO Box 389  
Newton, NC 28658-0389

**For additional information regarding building codes and services in Catawba County please visit the Catawba County website at <http://www.catawbacountync.gov/depts/u&e/building.asp>**

**For additional assistance please contact the following personal:**

Armin Wallner, Chief Building Services Official

828.217.1091 or [Awallner@catawbacountync.gov](mailto:Awallner@catawbacountync.gov)

Joel Herman, Assistant Chief Building Services Official

828. 312.5713 or [joelh@catawbacountync.gov](mailto:joelh@catawbacountync.gov)

Jeff Hinkle, Plan Review Supervisor

828.217.1034 or [Jhinkle@catawbacountync.gov](mailto:Jhinkle@catawbacountync.gov)

Rick Frady, Permit Center Supervisor

828.312.5718 or [Rfrady@catawbacountync.gov](mailto:Rfrady@catawbacountync.gov)

Reid Goforth, Eastern Area Supervisor

828.312.5709 or [reid@catawbacountync.gov](mailto:reid@catawbacountync.gov)

Steve Tisi, Western Area Supervisor

828.312-5724 or [stisi@catawbacountync.gov](mailto:stisi@catawbacountync.gov)