

INSPECTIONS & ZONING UPDATE

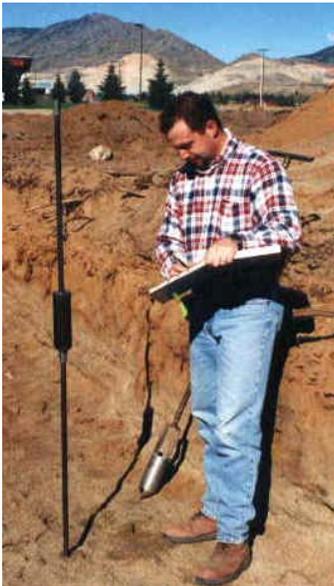
Volume 2 Issue 1

Winter 2007

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

Special Inspections Chapter 17 NC Building Code 2006 Edition:

At the December meeting of the NC State Building Code Council a petition was adopted that requires special inspections of certain buildings and structures that have been identified as essential facilities or represent a substantial hazard to human life in the event of structural failure. The petition as written has an effective date of March 1st, 2007. A review of section 1704.1.2 identifies facilities such as hospitals,



fire, rescue and police stations, emergency shelters, emergency operation centers, air traffic control towers, structures where more than 300 people congregate in one area, schools with an occupant load greater than 250, colleges with an occupant load greater than 500, jails and detention centers as examples of buildings requiring special inspections. The building owner or the owners design professional acting as the owners agent is responsible to employ one or more special inspectors to provide the inspections identified in Chapter 17 of the NC Building Code.

The types of inspections required by Chapter 17 monitor steel construction, concrete construction, masonry construction, wood diaphragm construction, soil & site preparation, pile foundations, pier foundations, sprayed fire resistant materials, as well as EFIS

systems. For additional information please refer to the Chapter 17 and the December 2006 minutes of the NC Building Code Council. The minutes can be viewed at http://www.ncdoi.com/OSFM/Engineering/BCC/engineering_bcc_minutes.asp

New 2006 NC Building Codes:

The 2006 NC One and Two Family Dwelling Code is scheduled to become effective June 1st 2007 with a 6-month transitional period.

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CITY OF NEWTON PLANNING AND ZONING NEWS: Procedure Requirements for Soil Erosion Sedimentation Control Program Permits:

1. The City of Newton Program has two levels of permitting:

A. Grading Permit:

When land disturbing activity is equal to or greater than ½ acre (21,780sq. ft.), but less than one acre (43,560sq. ft.). One copy of a site plan with proposed erosion control measures and general topographic measures will be acceptable in most circumstances. The city may require more detailed plans (drafted and sealed by a registered North Carolina Engineer and 3 sets of plans) in limited circumstances where staff believes site conditions warrant.

B. Erosion and Sedimentation Control Permit:

When land disturbing activity is equal to or greater than one acre (43,560sq. ft.). 3 copies of an erosion and sedimentation control site plan are required. Plans must be drafted and sealed by a registered North Carolina engineer. These plans are required to be in accordance with all regulations as stated in the City of Newton Soil Erosion Sedimentation Control Ordinance and all other city, state and federal regulations.

*All other land disturbing activity (less than ½ acre) are still subject to Federal and State regulations under 15A NCAC 04B.0105 of the Sedimentation Pollution Control Act. "All reasonable measures to protect public and private property from damage caused by land disturbing activity" a construction entrance with 2-3" course aggregate stone, fabric lining, minimum of 6 " thick and all other measures such as silt fence where erosion is likely to occur (even single family home sites, see City of Newton Erosion Control Brochure.)

2. Complete permit application and/or submit site plan along with correct application fee, and notarized statement of financial responsibility (financial statement is on application).
3. Plans shall be reviewed and either approved, approved conditionally, or denied within 30 days after submittal (as long as plans, application, and fee are entirely complete). Seven to ten business days is the typical turn around time on most submittals.
4. Once an approval letter is issued, an on site pre-construction conference is scheduled by the applicant or representative of the applicant (usually general contractor or grading contractor).
5. All soil erosion control measures are installed per plans and pre- construction conference prior to any construction taking place. Must have soil erosion sedimentation measures in place prior to zoning compliance permit issuance.
6. City representative performs inspection of measures installed and releases project for construction.
7. Periodic inspections (some times regularly scheduled or special request inspections). Written reports will be generated documenting progress and compliance periodically. Failure to comply with corrective actions on reports (and in certain cases not on a report) may result in fines being imposed. *(Continued on Page 6 Newton Planning & Zoning News)*

CITY OF HICKORY FIRE PREVENTION BUREAU NEWS

Group R Sprinkler Requirements:

Section 903.2.7 of the 2006 North Carolina Fire and Building codes required an automatic sprinkler system be provided throughout all buildings with a Group R fire area. The codes did exempt this requirement in Group R-3 and R-4 adult and child day care facilities.

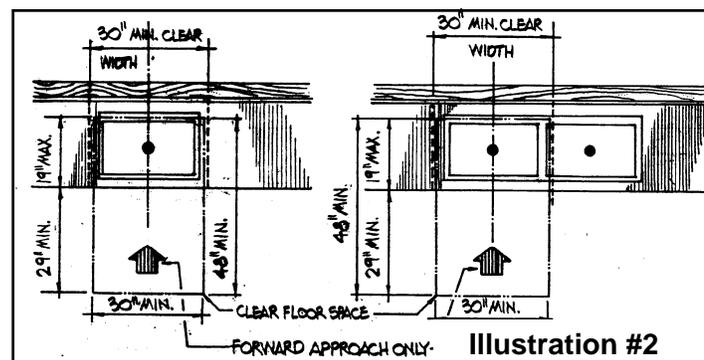
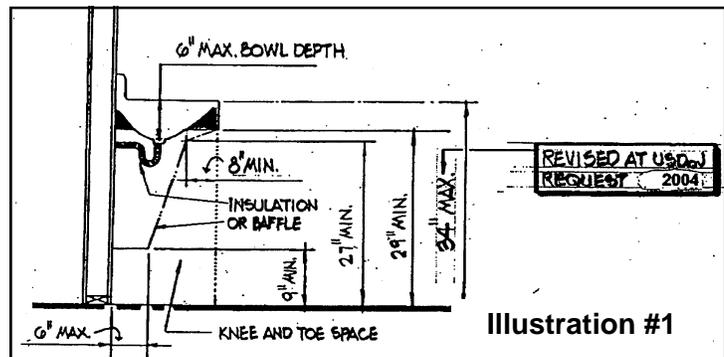
However, in November 2006, Section 903.2.7 of the 2003 International Building Code and the 2003 International Fire Code that was adopted as part of the 2006 North Carolina code set was deferred to the legislature by rulemaking procedures. Until the legislature determines the final code outcome, the NC Building Code Council elected to revert the requirements back to the 2002 edition.

Please keep in mind that the final ruling and date of implementation of the final ruling will not be left to the local jurisdiction, but will be decided upon by the legislature. You can obtain current information pertaining to the status of Section 903.2.7 from the NC Department of Insurance's web site. The address of their site is http://www.ncdoi.com/OSFM/Engineering/engineering_home.asp

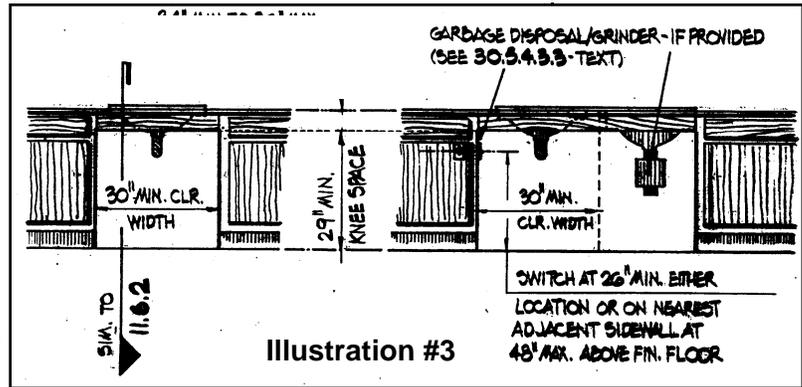
COMMERCIAL PLAN REVIEW NEWS

Accessible Lavatories & Sinks:

For years, counter top heights in toilet rooms, breakrooms, and kitchens were allowed between 34 to 36 inches. Most designers specified counters with a 36 inch height to allow for deeper sinks while still maintaining the knee space requirements. The Department of Justice revised the A.D.A. counter top height to a maximum of 34 inches while keeping the 29 inch knee space (Illustration #1). This change has little impact in toilet rooms. However, the greatest impact deals with Kitchen and common use sinks. Section 30.5.4.3.1 of the NCAC guides you to section 11.11.3 for approved heights and clearances (Illustration #1). Illustration #2 demonstrates (Continued on Page 4 Commercial Plan Review News)



(Commercial Plan Review News Continued from Page 3) the clear floor area and approach required for kitchen and common use sinks utilizing a single or double bowl. When a double bowl sink is installed, only one of the two bowls is required to meet the forward approach. To maintain the required knee space, garbage disposals are not allowed under a single bowl sink (Illustration #3). If a garbage disposal is installed, it will have to be located under the deeper bowl of a double bowl sink as shown in Illustration #3. A question was posed, are these changes just for North Carolina? With this change coming from the Department of Justice, plan on doing this everywhere, not just in North Carolina. Remember, the Plan Review Office for Catawba County Building Services is committed to keeping the construction community informed with code changes as we receive them. One thing we can always count on is change in this business. Together we can make Catawba County the greatest place in the state to build safe, code compliant buildings.



MECHANICAL CODE NEWS

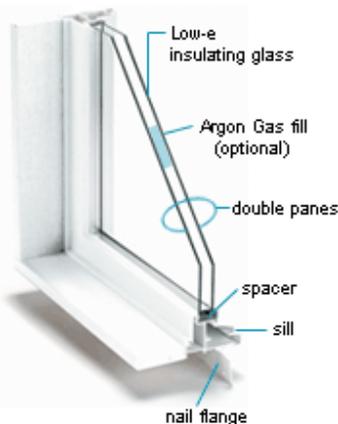
Window U Values & Duct Insulation R Values:

Question:

Beginning January 1, 2007 regarding one and two family dwellings and townhouses, are the window U value and SHGC (Solar Heat Gain Coefficient) requirements and the duct insulation requirements found in the 2007 NC Energy Code mandatory or may I continue to use the provisions found in Chapter 11 of the 2002 NC Residential Code for One and Two Family Dwellings and Townhouses?

Answer:

The provisions of Chapter 11 of the 2002 NC Residential Code for One and Two Family Dwellings and Townhouses may continue to be used for as long as that code remains effective. The effective date will be at least through May 31st, 2007. The new 2006 NC Residential Code for One and Two Family Dwellings and Townhouses is planned to be effective June 1, 2007. Because the 2002 NC Residential Code, Chapter 11 in particular, remains in effect until May 31, 2007 and the 2006 NC Energy Code became effective July 1, 2006, we have a period of overlapping requirements between the two codes. This allows that a choice by the owner, designer, etc., be made between (Continued on Page 6 Mechanical Code News)



COUNTY PERMIT CENTER NEWS

Permits Issued from October 2006 through December 2006:

During the past calendar quarter the permit center issued 2,273 construction permits with



147 of those being new site built single-family dwellings. The overall cost of construction started during the fourth quarter of the year was \$67,212,445. Some of the larger projects permitted for this quarter were: Profile Products, Circuit City, Concordia Lutheran Church, Catawba Science Center, and Kohler Company.

CATAWBA COUNTY EROSION CONTROL NEWS

Storm-water Phase II Rules in effect July 1, 2007:



On July 1, 2007, federal storm-water Post-Construction regulations will be in effect for all of Catawba County.

All disturbances over one acre (with exceptions for agriculture and forestry) will be required to submit storm-water plans for approval. Low Density

Development, development that includes less than 24% Built Upon Area (BUA), will be required to use vegetative conveyances to the maximum extent practicable. For High Density Development, projects with greater than 24% BUA, engineered measures will be required to control and treat the first inch of rainfall with runoff draw down time a minimum of 48 hours. For more details, please refer to the DENR storm-water site:

www.ncphase2sw.org or call the Utilities & Engineering office (828) 465-8161.

(Building Code News Continued from Page 1)

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 North Carolina residential code amendments please visit http://www.ncdoi.com/OSFM/Engineering/BCC/engineering_bcc_codes_2006_approved.aspx

(Newton Planning & Zoning News Continued from Page 2)

8. The case will remain open until the Project is complete.
9. Records will be maintained a minimum of 3 years.
10. Must complete Grading Permit and Statement of Financial Responsibility Form. These must be signed.
11. The Plan Review Officer will contact the person that has responsibility for the project when ready to issue Certificates of Plan Approval. At that time, the fees will be collected.
12. Must call for a site inspection and be conducted. If inspection is not scheduled and is discovered, a fine will be levied.
13. The Plan Review Officer will monitor the Project for any changes.
14. The file will be maintained for three (3) years.

For additional information on the City on Newton Soil Erosion you may contact the City of Newton at 828-695-4305 and someone with the Planning Department can assist with general questions.

(Mechanical Code News Continued from Page 4) using either set of codes through November 30th 2007(6-month grace period) at which time the 2002 NC Residential Code expires. The choice will need to be brought to the attention of the inspection department so that they can inspect to the proper set of requirements that were selected.

Regarding windows, low-e would be required by the 2006 NC Energy Code for one and two family dwellings and townhouses, but not by the 2002 NC Residential Code Chapter 11. The requirements are dependent on the compliance path selected. Likewise, duct insulation requirements are also dependent on the compliance path selected. The 2002 NC Residential Code requires R5 insulation for duct work installed in unconditioned areas and R8 insulation for duct work installed on the exterior of buildings. The 2006 NC Energy Code requires duct work in Zone 8 to be insulated in accordance with Table 503.3.3.3:

**TABLE 503.3.3.3
MINIMUM DUCT INSULATION^a**

ZONE	ANNUAL HEATING DEGREE DAYS	INSULATION R-VALUE (h · ft ² · °F.)/Btu ^d			
		Ducts in unconditioned attics or outside building		Ducts in unconditioned basements, crawl spaces, garages, and other unconditioned spaces ^c	
		Supply	Return	Supply	Return ^b
1-3	< 1,500	8	4	4	0
4-7	1,500 to 3,500	8	4	6	2
8-14	3,501 to 7,500	8	4	8	2
15-17	> 7,500	11	6	11	2

For SI: °C= [(°F)-32]/1.8, 1 (h·ft²·°F)/Btu= 0.176 (m²·K)/W, 1 foot= 304.5 mm.

- a. Insulation R-values shown are for the insulation as installed and do not include film resistance. The required minimum R-values do not consider water vapor transmission and condensation. Where control of condensation is required, additional insulation, vapor retarders or both shall be provided to limit vapor transmission and condensation. For ducts that are designed to convey both heated and cooled air, duct insulation shall be as required by the most restrictive condition. Where exterior walls are used as plenums, wall insulation shall be as required by the most restrictive condition of this section.
- b. Insulation on return ducts in basements is not required.
- c. Unconditioned spaces include ventilated crawl spaces and framed cavities in those floors, wall and ceiling assemblies which separate conditioned space from unconditioned space or outside air, and are uninsulated on the side facing away from the condition space.
- d. Insulation resistance measured on a horizontal plane in accordance with ASTM C 518, at a mean temperature of 75°F.

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

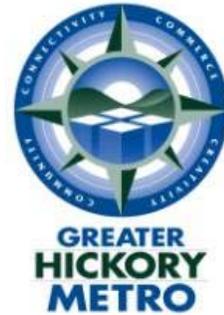
Contact County Fire Marshal's Office

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

Joel Herman, Assistant Chief Building Services Official

828. 312.5713 or joelh@catawbacountync.gov

Jeff Hinkle, Plan Review Supervisor

828.217.1034 or Jhinkle@catawbacountync.gov

Rick Frady, Permit Center Supervisor

828.312.5718 or Rfrady@catawbacountync.gov

Reid Goforth, Eastern Area Supervisor

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Steve Tisi, Western Area Supervisor

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