

Memo- A

To: Camden County Homebuilders
From: Dan Porter, Director of Planning
CC: Planning Staff
Date: January 26, 2011
Re: Construction Sites

On April 3, 2006 the Camden County Board of Commissioners amended Chapter 51 of the Camden County Code of Ordinances to require that containers for construction debris be placed at each construction site, and the work site to be clear of debris at the end of each work day.

The code now reads as follows:

§ 51.03 STORAGE AND DISPOSAL.

- (K) *All construction sites shall have an approved construction debris container on site, with a means of covering openings to keep debris from falling or blowing out of container. All construction debris shall be placed in container at the end of each work day. Construction waste must be disposed of at disposal sites approved and permitted by the Department.*

§ 51.99 PENALTY.

- (A) *Any person violating this chapter shall be guilty of a misdemeanor punishable by a fine of not to exceed \$500 or imprisonment for not more than 30 days, or both. Each day's violation shall be treated as a separate offense.*
- (B) *Any person who is found in violation of this chapter shall be subject to a civil penalty of not to exceed \$500, as provided in G.S. § 153A-123. Each day's violation shall be treated as a separate offense.*
- (C) *This chapter may be enforced by equitable remedies and any unlawful condition existing or in violation of this chapter may be enforced by injunction and order of abatement in accordance with G.S. § 153A-123.*

County Building Inspectors will begin enforcing this requirement May 1, 2006. Some leeway may be granted in cases where 2 adjacent houses are being constructed simultaneously and sharing a large container.

Please help us keep Camden County clean by keeping up your worksites, especially of debris subject to be blown around in the wind.

Thank you very much.

Memo B

August 16, 2004
Camden County Building Code Enforcement

As of this date, No C/O's, or Conditional C/O's will be issued for dwellings that do not have the final grade established, and proper drainage away from the dwelling, being 6" in the first ten (10) feet away from the house.

Septic Tank permits are listing requirements for grade at the tank, and the crawl space of the dwelling. These requirements will be meant at the box inspection,

Foam insulation sprayed around pipe sleeves through the exterior walls will no longer be allowed, as the Code requires mortar, grout, or cement materials.

We are now requiring Heat Loss & Gain calculations for each structure, prior to rough in Inspection.

For areas subject to flooding by FEMA maps, we require an Elevation certificate within 10 days of box inspection, and an Elevation certificate prior to pre-final, after all equipment has been set and connected.

Foundation vents in flood prone areas have to be permanently opened, and have a net area of 1 sq. in. opening for each 1 square foot of foot print on the ground of the house and garage.

Foundation vents shall be within 3 foot of each corner

No corner wall, at a window or door or garage door will be less than 24 wide.

A ladder must be on site for the nailing inspection.

A ladder must be on site for the pre-final and Final inspections, that will give us access to the attic.

All areas inside the footing/foundation area shall have the top surface scrapped to remove all vegetation prior to the footing being dug. Visible vegetation at the footing inspection will be cause for inspection failure.

Plans are used for pricing of permits only, and are **not** approved by this office, any and all items found during the construction process that do not conform the NC Building Code will be required to be brought to minimum Code.

SITE CARD AND PERMIT MUST BE ON SITE IN A SITE BOX

PORTA-POTTY WILL BE ON SITE BEFORE 1ST INSPECTION

TRASH CONTAINER ON SITE

Memo C (Page 1 of 2)

CAMDEN COUNTY REQUIRED INSPECTIONS INFORMATION

PERMIT MUST BE POSTED ON SITE
SITE CARD MUST BE PRESENT & IN SITE BOX

DO NOT CONCEAL ANY WORK OR PROCEED TO THE NEXT STAGE OF WORK WITHOUT THE BUILDING INSPECTORS APPROVAL IN BOTH WRITTEN AND VERBAL COMMUNICATIONS.

THE GENERAL CONTRACTOR FOR THE JOB MUST REQUEST THE INSPECTIONS.

FAILURE TO REQUEST AN INSPECTION AT THE PROPER TIME CAN RESULT IN THE ISSUANCE OF STOP WORK ORDERS AND/OR CONCEALED WORK BEING EXPOSED FOR INSPECTION.

INSPECTION #1:

Excavation for footing: request inspection after footing has been dug, grade stacks installed, and vegetation removed, and BEFORE pouring concrete.

INSPECTION #2:

Foundation: foundation/piers bottoms must be visible and free from dirt and debris.

INSPECTION #3:

Floor box; joists and girders; call before covering, **elevation certificate required if in a Flood Zone, within 10 days of inspection.** Crawl space fill will be inspected at this time to ensure proper height for clearance and final grade.

INSPECTION #4:

Nailing/sheathing: nailing pattern; 6" vertical seams, 3" horizontal and blocking and gable seams, 12" field, 3" stitch pattern if wall sheathing is used as structural tie. **You must have a ladder on site for us to inspect the roof.**

INSPECTION #5:

Rough In: Includes Electrical, Plumbing, Framing, & HVAC. NOTE: The water and air test must be active for this inspection. ALL Contractor names and license numbers must be on file on the permits before this inspection.

INSPECTION #6:

Insulation: NOTE: All rough-ins have been completed and approved, before covering with insulation.

INSPECTION #7:

Pre-final: All work completed, trash removed from in the dwelling and in crawl space, slabs poured, porches finished, driveway complete. (See Pre-final Checklist Sheet - Attached as Memo D). **There will be a step ladder on site for us to use for the attic inspection. Final Elevation Certification.**

Memo C (Page 2 of 2)

CAMDEN COUNTY REQUIRED INSPECTIONS INFORMATION

PERMIT MUST BE POSTED ON SITE
SITE CARD MUST BE PRESENT & IN SITE BOX

INSPECTION #8:

Final: All electrical devices installed, all lights up with at least 1 bulb. Electrical will be tested at this time. Elevation Certificate required showing all equipment in place, and net square inches of vent openings included on certificate. Final grade complete with 6" of fall in the first 10' from the dwelling. Crawl space grade **SHALL** be equal to or higher than exterior final grade.

Negligence fees will be charged for (1) beginning work without a permit, (2) work that has been covered but not approved, (repeated errors of the same nature).

Negligence Fee \$50.00

Re-inspection Fee \$50.00

***** WE NOW INSPECT GARAGE FLOORS PRIOR TO BEING POURED *****

***** BUILDING PERMITS ARE REQUIRED FOR ALL PIERS, BULKHEADS, BOAT HOUSES, AND BOAT LIFTS, AS WELL AS THE REQUIRED CAMA PERMITS, AND REQUIRED PE DRAWINGS AND SPECS *****

***** ALL METAL DUCT WORK SHALL BE INSPECTED FOR PROPER SEALING PRIOR TO INSTALLATION OF INSULATION *****

***** INSPECTION RESULTS WILL BE MARKED ON THE SITE CARD AND/OR AN INSPECTION REPORT, WE WILL NOT CALL YOU WITH RESULTS *****

***** PORTA-POTTY REQUIRED ON SITE BEFORE THE 1ST INSPECTION, NO FACILITIES-NO INSPECTION *****

***** ALL WATER HEATERS INSTALLED IN GARAGES ARE REQUIRED TO BE ELEVATED 18" ABOVE THE FLOOR, AS WELL AS PROTECTED FROM IMPACT *****

***** OVERHANG FRAMING WILL BE DONE AS THE CODE REQUIRES, SEE 4406.7, AND 4406.8 *****

***** YOU MUST HAVE THE SITE ADDRESS POSTED, AND THE BUILDING PERMIT AND SITE CARD ON THE JOBSITE *****

***** DOT APPROVAL AND SIGNATURE ON DRIVEWAY DRAIN CULVERT, ON ROADS CONTROLLED BY NCDOT***, PRIOR TO PREFINAL**

Memo D

Pre-Final Inspection Requirements Checklist

PERMIT MUST BE POSTED ON SITE
SITE CARD MUST BE PRESENT & IN SITE BOX

- _____ 1. Meter Housing in place and wired
- _____ 2. Breaker Panel wired and labeled
- _____ 3. Range in place
- _____ 4. Dishwasher in place
- _____ 5. Water Heater hooked up, both plumbing and electrical
- _____ 6. Electric devices installed, with cover plates
- _____ 7. Disconnects installed and wired
- _____ 8. Light fixtures and ceiling fans installed
- _____ 9. Exhaust fans installed
- _____ 10. All wires not in use put in approved boxes with wire nuted ends and cover plate installed
- _____ 11. At least one (1) light bulb in every light fixture.
- _____ 12. All counter tops installed
- _____ 13. Porch post installed and attached properly to the structure
- _____ 14. Sinks, with faucets installed, hook to waste and water systems
- _____ 15. Commodes installed and water lines hooked up
- _____ 16. Names and licenses of electrician; plumber; mechanical (Trade Affidavit forms turned in to Building Inspection Department)
- _____ 17. Outdoor unit installed on pad set at finished grade with unit 2" above grade
- _____ 18. 3" of cover over sewer line after it penetrates through the outside wall
- _____ 19. Trash under house in crawl space to be removed
- _____ 20. All penetrations to the outside wall to be sealed on the outside
- _____ 21. All holes in sheet rock around pipes or wires to be sealed
- _____ 22. All exterior wood not meant to be exposed to the elements is to be covered by water resistant covering
- _____ 23. HVAC equipment to be hooked up
- _____ 24. Termite affidavit at building inspector office
- _____ 25. Driveway and walks poured
- _____ 26. Handrails for staircases installed
- _____ 27. Draft proofing installed on attic access doors
- _____ 28. House should be ready to move into at pre-final, as if power was on