

ORDINANCE AMENDING CHAPTER 6 OF THE GREENSBORO CODE OF ORDINANCES WITH
RESPECT TO BUILDINGS AND BUILDING REGULATIONS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. That Section 6-64. Fees. is hereby amended to read as follows:

Sec. 6-64. - Fees.

- (a) Inspection fees for the construction, alteration or repair of any building or other structure or part thereof shall be based on the total cost of construction, alteration, or repairs, excluding the cost of electrical, heating and air conditioning, gas equipment and plumbing work, and shall be as follows:

For the first \$1,000\$ ~~45.00~~ **75.00**

For excess above \$1,000 to \$50,000 per \$1,0003.00

For excess above \$50,000 to \$500,000, per \$1,0002.00

For excess above \$500,000, per \$1,0001.00

For nonessential inspection at request of owner45.00

- (b) Inspection fees for tents shall be forty-five dollars (~~\$45.00~~ **75.00**).
- (c) Inspection fees for the removal (demolition) of buildings shall be sixty dollars (~~\$60.00~~ **75.00**).

(d) Inspection fees for moving buildings over city streets on rubber shall be as follows: Initial payment of five hundred dollars (\$500.00) which shall be the maximum fee. The actual fee shall be based on actual costs to the city including city administrative costs, use of materials, public vehicles and other equipment; in the event that the actual costs are less than the above-mentioned fee, the city shall refund the difference.

(e) Inspection fees for mobile homes shall be forty-five dollars (~~\$45.00~~ **75.00**).

(f) All liquid or gaseous storage tanks shall be inspected and the following fees paid:

Capacity (Gallons)	
Under 550 gallon capacity	\$ 8.00
550—1,000 gallon	10.00
1,001—2,000	13.00
2,001—3,000	16.00

3,001—4,000	19.00
4,001—5,000	21.00
5,001—6,000	24.00
6,001—7,000	28.00
7,001—8,000	32.00
8,001—9,000	36.00
9,001—10,000	40.00
10,001—100,000	40.00 + \$1 per 1,000 gal.
101,000+	130.00 + 50¢ per 1,000 gal.

The total of fees due for any permit shall be not less than forty-five dollars (~~\$45.00~~ **75.00**).

- (g) Inspection fees for erosion control and foundation inspections shall be charged at the rate of one dollar and twenty-five cents (\$1.25) per thousand to a maximum of five hundred thousand dollars (\$500,000.00) of general construction cost for new residential, commercial and additions to commercial construction.
- (h) Upon the return of any building permit issued under this division, an amount equal to the minimum building permit fee shall be retained by the building inspector to cover administrative expenses connected with the issuance thereof.
- (i) The initial inspections for day and perpetual care facilities shall be one hundred dollars (\$100.00) for each inspection.
- (j) Fee for the first followup inspection shall be forty-five dollars (\$45.00).
- (k) Fee for the second and each followup inspection thereafter shall be forty-five dollars (\$45.00).
- (l) Fee for a change of use inspection shall be one hundred dollars (\$100.00).

Section 2. That Section 6-123. Electrical fees for permits and inspections generally. is hereby amended to read as follows:

Section 6-123. Electrical fees for permits and inspections generally.

- (a) Before any permit is granted for the installation or alteration of electrical equipment, the person making application for such permit shall pay to the city permit clerk a fee in such amount as specified below, or the fees may be paid to the city permit clerk on or before the tenth day of the month following date of application for permit; provided, that in the event of default in payment of fees, no permit will be issued to or application received from the person in default until such time as the fees are paid in full:

SCHEDULE OF ELECTRICAL PERMIT FEES (NEW DWELLINGS/COMMERCIAL SERVICES ONLY)

Minimum fee: the total of fees due for any permit shall be not less than seventy-five dollars (\$75.00).

Fees

60 amp service\$ 59.00

100 amp service74.00

125 amp service85.00

Fees

150 amp service90.00

200 amp service99.00

225 amp service105.00

250 amp service111.00

300 amp service116.00

350 amp service125.00

400 amp service131.00

Over 400 amp service, per amp0.10

Construction site office45.00

Mobile home55.00

Saw service45.00

Temporary cut-in15.00

Billboard55.00

Signs (all except billboards)5.00

Meter10.00

Panel10.00

Outlets (switches, lighting, outlets, receptacles), each0.30

Lighting fixtures, each0.30

Lighting standard (parking lot lighting)5.00

Transformer KVA (per KVA)0.50

Motor through 4 HP10.00

Each additional HP0.70

Motor control center15.00

Emergency generator KVA (per KVA)0.50

Control wiring system20.00

Line transfer switch10.00

KW through 4 KW10.00

Each additional KW, each0.70

X-ray unit10.00

Fire alarm panel10.00

Smoke detector, heat detector, horn, bell, pull station, each4.00

Gasoline dispenser10.00

Fees

Welder10.00

Unit heater10.00

Water10.00

Deep fat fryer10.00

Ice maker10.00

Refrigeration display case10.00

Walk-in cooler10.00

Food warmer10.00

Commercial swimming pool85.00

Residential swimming pool65.00

Spa, hot tub, hydromassage tub, each20.00

Load control and watt court devices20.00

Replacement permit~~45.00~~ **75.00**

Clothes dryer10.00

Range, oven, cook top10.00

Dishwasher, each10.00

Disposal, trash compactor, each10.00

Furnace10.00

Meter alteration20.00

Minimum charge~~45.00~~ **75.00**

Miscellaneous20.00

Extra inspection fee45.00

Additional extra inspection fee45.00

- (b) Minimum charge for cancelled permits and failure to obtain permits for installation, or failure to obtain required inspections:

- (1) Upon the return of any electrical permit issued under this section, an amount equal to the minimum electrical permit fee shall be retained by the inspector to cover administrative expenses connected with the issuance thereof.
- (2) The electrical inspector shall charge a fee equal to the permit fee for jobs that are started prior to a permit being requested.
- (3) The electrical inspector shall have the authority to collect a fee equal to the minimum charge where the owner or contractor fails to request the inspection required by city ordinance or the North Carolina State Building Code.

Section 3. That Section 6-229. Schedule of fees. is hereby amended to read as follows:

Section 6-229. Schedule of fees

- (a) All gas appliances, connections, piping, etc. shall be inspected and the following fees paid:

Fees

Air tanks\$ 10.00

Bun warmers10.00

Clothes dryers10.00

Coffee urns10.00

Deep fat fryers10.00

Fees

Extra inspections10.00

Fire logs10.00

Gas connections10.00

Gas house piping10.00

Gas lights10.00

Grills10.00

L.P. gas service10.00

Meter relocation10.00

Ovens10.00

Ranges10.00

Steam tables10.00

Water heaters—Fired coil*10.00

Less than 100,000 B.T.U.10.00

Water storage tanks10.00

L.P. gas tank10.00

First followup inspection fee45.00

Second and each subsequent followup inspection45.00

*If one (1) contractor does both the plumbing and gas connections for a replacement water heater, the charge is ~~forty-five dollars (\$45.00)~~ **seventy-five dollars (\$75.00)**.

Minimum fee: The total of fees due for any permit shall be not less than ~~forty-five dollars (\$45.00)~~ **seventy-five dollars (\$75.00)**.

(b) [Heat-producing equipment.]

(1) All heat-producing equipment—Gas (natural or liquified petroleum), oil, solid fuels, and electric heat (air distribution systems) shall be inspected and the following fees paid:

Fees

Wood stoves\$15.00

Floor furnaces15.00

Space heaters15.00

Unit heaters, Less than 100 B.T.U. (over 100,000 B.T.U., see schedule below).....15.00

Wall heaters15.00

(2) According to B.T.U. input—Electric heat (air distribution systems), steel and cast iron boilers, hot water and steam systems, conversion burners (automatic firing), heat exchangers, and warm air and cooling systems, and water heaters over one hundred thousand (100,000) B.T.U., gas fired pool heater:

KW	B.T.U.	Fee Schedule

1 up to 29	Up to 100,000	\$15.00
29.1—44	101,000—150,000	17.00
44.1—59	151,000—200,000	19.00
59.1—73	201,000—250,000	23.00
73.1—79	251,000—300,000	25.00
79.1—117	301,000—400,000	28.00
117.1—146	491,000—500,000	31.00
146.1—174	501,000—600,000	34.00
175.1—234	601,000—800,000	38.00
234.1—293	801,000—1,000,000	40.00
	Over 1,000,000: per 500,000 or part thereof	15.00

(3) Nonresidential hood system face area of hood (square feet):

- 10 or less\$18.00
- 10.1 to less23.00
- 25.1 to 5029.00
- 50.1 to 7533.00
- 75.1 to 10039.00
- Above 10052.00

(c) Heat pumps and air conditioners, chillers or refrigeration compressor rating—All heat pumps and air conditioners shall be inspected and the following fees paid:

Compressor up to:

Up to 5 H.P. or tons\$15.00

6—7 H.P. or tons16.00

8 H.P. or tons18.00

9 H.P. or tons20.00

10 H.P. or tons22.00

12½ H.P. or tons24.00

15 H.P. or tons26.00

20 H.P. or tons35.00

25 H.P.42.00

Each addition to 5 H.P. or 5 tons or part thereof15.00

- (d) Fan coil units, air handling units with heating and/or cooling coils and ductwork attached, shall be inspected and the following fees paid:

0—6,000 B.T.U.\$ 8.00

6,001—12,000 B.T.U.10.00

12,001—20,000 B.T.U.12.00

20,001—30,000 B.T.U.16.00

30,001—40,000 B.T.U.18.00

Over 40,001 B.T.U.25.00

- (e) Blower and exhaust systems for dust, stock, flammable, and non-flammable vapor removal and conveying including bathroom exhaust fans:

Motor Horsepower

0—5 H.P.\$ 8.00

6—10 H.P.11.00

11—15 H.P.14.00

16—20 H.P.17.00

21—25 H.P.19.00

26 H.P. and over35.00

- (f) Replacement of duct system, renovation, alteration, addition to new or already installed duct system, for comfort heating or cooling:

Trunk line (each)\$7.00

Branch line (each)3.00

- (g) Permit fees for installation or replacement of any evaporative cooler in other than residences and multi-family houses, shall be:

0—25 H.P.\$20.00

26 H.P. and over35.00

- (h) Upon the return of any mechanical permit issued under this section, an amount equal to the minimum mechanical permit fee shall be retained by the inspector to cover administrative expenses connected with the issuance thereof.
- (i) For failure of a person to apply for and obtain a mechanical permit as required prior to commencement of a job, there shall be an additional fee in an amount equal to the permit fee itself.

Section 4. That Section 6-262. Plumbing regulations amended. is hereby amended to read as follows:

Section 6-262. Plumbing regulations amended.

Volume II, 1996 edition of the North Carolina State Building Code, entitled "Plumbing," as amended is hereby modified by adding the following subsections:

"SECTION 101.1. DUTIES OF PLUMBING INSPECTOR.

"The plumbing inspector shall have the power, and it shall be his duty, to enforce the requirements and provisions of this chapter; to approve or disapprove plans and specifications pertinent to plumbing within a reasonable time after receipt of an application; to issue permits, notices and certificates; to witness tests; and to perform other duties that may be required by the city manager in connection with the administration and enforcement of this chapter and other applicable plumbing regulations.

"SECTION 101.2. RIGHT OF ACCESS FOR PURPOSES OF INSPECTION; POWER TO CONDEMN, EXCEPTION.

"The plumbing inspector shall have the right to enter public or private property within the jurisdiction of this chapter in accordance with applicable law at such reasonable time as may be necessary for the performance of his duties. The plumbing

inspector is empowered to condemn any plumbing system, or segment thereof, fixtures, apparatus, or appurtenances which are not installed, altered, or restored in accordance with the provisions of this chapter. In the interest of public health, the administrative authority further shall have the right to condemn any plumbing system or part thereof which is a detriment to health and require that same be remedied immediately.

"SECTION 101.3. DISCRETIONARY POWER; APPEAL.

"In the event that plumbing cannot be reasonably installed, altered, or restored in accordance with the provisions of this chapter due to structural barrier, the plumbing inspector shall have the discretion to allow modifications based upon generally accepted standards that will not jeopardize the public health or safety. Should any controversy arise relating to the interpretation of this chapter, the master plumber may appeal to the board of building appeals whose decision shall be final, provided, however, an appeal therefrom may be taken to the superior court, as provided for in the city charter.

"SECTION 102.1. MASTER PLUMBER.

"(1) The words, "master plumber," when used in this chapter shall mean a person who holds a current license issued by the state board of examiners of plumbing and heating contractors, in accordance with the provisions of G.S. chapter 87, article 2, [G.S. § 87-16 et seq.].

"(2) No individual, firm, partnership or corporation shall engage in the business of installing, repairing, or altering plumbing in the City of Greensboro unless the plumbing work performed in the course of such business is under the direct supervision of a licensed master plumber, nor shall any master plumber, plumbing firm, partnership or corporation employ a helper or apprentice to perform plumbing work on any premises unless such work is done in the presence of and under the direct supervision and control of a licensed journeyman or a licensed master plumber.

"SECTION 102.2. JOURNEYMAN PLUMBER.

"(1) For the purpose of this code, the words "journeyman plumber" shall be deemed and held to mean a person who is skilled in the art of installing plumbing and who is employed by and under the supervision and jurisdiction of a master plumber.

"(2) No person shall engage in the business or trade of plumbing as a journeyman plumber in connection with the public or private water supply or with public or private sewers without submitting to an examination by, and securing a certificate from, the examining board hereinafter provided for; provided, that nothing in this article shall be construed to prohibit the working of one (1) helper or one (1) apprentice with each journeyman plumber.

"(3) Holders of journeyman plumber certificates shall be furnished by the board of examiners with evidence of their having been so certified, in card form or otherwise, which shall be carried on the person of the holder while he is engaged in plumbing work and shall be exhibited on request of the plumbing inspector or of any person on whose premises he is working.

"SECTION 103.1. PERMITS REQUIRED; EXCEPTIONS.

(a) A permit shall be obtained from the plumbing inspector for the installation, extension, alteration, or general repair of any plumbing system, in accordance with the provisions of this chapter; however, the provisions of this chapter shall not apply to those who make minor repairs or replacements on the house side of a trap to an installed system of plumbing, provided such repairs or replacements do not disrupt the original water supply or the waste or ventilating systems. If a fixture is replaced, a permit shall be secured and the new fixture shall be inspected.

(b) Any permit required by this chapter may be issued to any person to do any work regulated by this chapter in a single-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such building, provided the person is the bona fide owner of such dwelling and that the same will be occupied by said owner and that said owner shall personally purchase all materials and perform all labor in connection therewith.

"SECTION 103.2. APPLICATIONS; PERMITS ISSUED TO MASTER PLUMBERS AND INSTALLERS.

"Permits to install plumbing shall be issued only to master plumbers or to the owner working on the residence in which he lives.

"SECTION 103.3. MASTER PLUMBER NOT TO SECURE PERMIT FOR OTHERS.

"No master plumber shall secure a permit from the plumbing inspector for another person.

"SECTION 103.4. APPLICATION; PERMITS REQUIRED BEFORE WORK BEGINS.

"Permits must be secured from the plumbing inspector before beginning the installation, alteration or restoration of plumbing.

"SECTION 103.5. PERMIT MAY BE REVOKED; DAMAGES.

"At any time during the progress of the installation of plumbing, the plumbing inspector may revoke a permit for noncompliance with this chapter.

"SECTION 103.6. PERMIT MAY BE REFUSED.

"Additional permits shall not be issued to any master plumber during a period in which he refuses to correct defects in the installation of plumbing in accordance with an order of the plumbing inspector.

"SECTION 104.1. INSPECTION REQUIRED.

"All plumbing installation subject to this chapter shall be inspected by the plumbing inspector before any part thereof is covered.

"SECTION 104.2. FINAL INSPECTION.

"When the installation, alteration or restoration of plumbing has been completed in accordance with the provisions of this chapter, a request for final inspection by the master plumber.

"SECTION 105.4. FINAL CERTIFICATE OF INSPECTION.

"After the final inspection and test of plumbing, if the plumbing inspector approves of the plumbing, he shall issue a certificate of compliance to the master plumber. A property owner or his agent shall be entitled to a copy of the certificate of compliance upon request to the plumbing inspector.

"SECTION 106.1. PERMIT FEES.

"(1) **Minimum fee: the total of fees due for any permit shall be not less than seventy-five dollars (\$75.00).** The following fees shall be charged for inspections:

Air conditioning unit\$ 7.00

Backflo preventor15.00

Bathtub7.00

Catch basin7.00

Dental chair7.00

Drinking fountain7.00

Feedwater treatment unit7.00

Floor drain7.00

Garbage disposal unit7.00

Interceptor7.00

Laundry tray7.00

Lavatory7.00

Miscellaneous fixture not otherwise listed7.00

Roof leaders7.00

Shower7.00

Sink7.00

Trailer coach (each space)7.00

Urinals7.00

Washing machine7.00

Water closet7.00

Water softener unit7.00

Water storage tank7.00

Electric water heater7.00

Fired coil water heater7.00

Fired storage water heater7.00

Sewer7.00

Minimum inspection fee~~45.00~~ **75.00**

First follow-up inspection fee45.00

Second and each subsequent follow-up inspection fee45.00

"(2) The fees prescribed above shall apply to all old work as well as new and to inspections made necessary by moving any house from one (1) location to another or by raising the house and shall apply when it is necessary for any reason to set, reset or replace any fixture, hot water storage tank, or water heater.

"(3) Upon the return of any plumbing permit issued under this section, an amount equal to the minimum plumbing permit fee shall be retained by the inspector to cover administrative expenses connected with the issuance thereof."

"(4) For failure of a person to apply for and obtain any plumbing permit as required prior to commencement of a job, there shall be an additional fee in an amount equal to the permit fee itself."

"SECTION 107.1. INDUSTRIAL WASTES.

"Before the issuance of permits for the installation of plumbing systems in hospitals, chemical plants, laundries, abattoirs, or any other industrial plant, a statement shall be filed at the office of the plumbing inspector as to what substances, ingredients or matter, other than the usual wastes from the human body, will be discharged by the house sewer.

"SECTION 107.2. PLUMBING FOR TENEMENTS AND CERTAIN OTHER BUILDINGS.

"Every owner of any tenement house, boarding and lodging house, workshop, store or manufactory shall provide adequate plumbing fixtures for such houses or tenements and for the lodgers or workers therein, where such building property line abuts a street or alley wherein is laid a public sewer. All water closets shall be located in a well lighted and ventilated room and shall be kept in a sanitary condition. A lavatory, commode, kitchen sink, and bathtub or shower is required for each living unit. All fixtures except the commode shall be supplied with hot and cold water.

"It is specifically provided that nothing contained in this section 107.2 or in any other section of the building code in effect in the City of Greensboro shall require the owner or lessee of any building to provide a plumbing system of any kind or plumbing fixture of any kind so long as such building complies with each of the following requirements:

- "(a) The exterior dimensions of such building are such that the total area of the building does not exceed forty-five (45) square feet.
- "(b) The building be used in a manner so that the general public does not enter said building for the transaction of business.
- "(c) No more than one (1) employee is present in the building at any one (1) time.
- "(d) The owner or lessee make arrangements so that rest room facilities are available to the employee within three hundred (300) feet of the building.

"SECTION 107.3. RUNNING WATER REQUIRED TO SERVE DWELLING UNITS AND APARTMENTS.

"It shall be unlawful for any occupant of a dwelling unit or apartment to occupy said dwelling unit or apartment unless running water from the available water of the city water system is provided to the required plumbing fixtures.

"The inspector shall post on the main entrance to any occupied apartment, apartment building or single or multiple dwelling unit, where running water is not

provided as required by this section, a sign to read: `Condemned. No water. Occupant must vacate within 48 hours.' The erection of said sign shall be notice to the occupant of said apartment or dwelling unit of a violation of the provisions of this section. The occupant of any apartment or dwelling unit found to be in violation of the provisions of this section shall, within forty-eight (48) hours of the posting of the inspector's sign, provide running water to all required fixtures or vacate the property.

"The provisions of this section shall supersede those provisions for condemnation outlined in [Chapter 7](#) of the Greensboro Code of Ordinances. The inspector shall not be required to employ the procedure outlined in [Chapter 7](#) to effectuate the provisions of this section.

"SECTION 108.1. LOCATIONS OF WINDOWS IN RELATION TO VENT STACKS.

"If a structure is built higher than an existing structure, the owner of the structure shall not locate windows within ten (10) feet of any existing vent stack on the lower structure, unless the owner of such higher structure shall defray the expenses of or shall himself make such alterations as are necessary to conform with the provisions of this chapter.

"SECTION 109.1. ENFORCEMENT.

"(1) When an inspection is called for and upon arrival installation is found not ready for inspection, an inspection penalty charge will be made. See schedule of fees for this charge.

"(2) The requirements set forth under this code shall apply to all plumbing within the city limits as now or hereafter fixed.

"(3) Whenever it is found that the installation, alteration or repair covered by this chapter is proceeding in violation of this chapter, a written order to stop work shall be posted on the premises. The stop work order shall pertain to any part or parts of the construction, alteration or repair of the system which is in violation.

"SECTION 110.1. DRAINAGE BELOW SEWER LEVEL.

"If the owner of any building or structure starts and installs any plumbing fixtures in or above a floor which is below the top of the nearest downstream manhole on the sewer line which serves the building, the city shall not be liable for any damage arising from such installation, and the owner shall be deemed to have released the City of Greensboro from any claim for damage caused by sewage back up into any such plumbing fixtures.

"SECTION 111.1. SPECIAL RULES AND REGULATIONS.

"Homogenous bituminized fiber sewer pipe is hereby added to the approved materials listed in table 505 for use within the City of Greensboro. Installations must meet the current standards of model plumbing codes, such as the current Standard Plumbing Code."

Section 5. All ordinances in conflict with the provision of this ordinance are repealed to the event of such conflict.

Section 6. That this ordinance shall become effective on and after July 1, 2014.