

CHAPTER 4.

BUILDINGS.

For state law as to municipal building inspection, permits, certificates, stop-work orders, etc., see G.S., § 160A-411 et seq. As to fire escapes and fire doors, see G.S., §§ 69-8 to 69-13. As to safety provisions for hotels, see G.S., §§ 69-26 to 69-38.

As to the Fire Prevention Code, see § 6-12 et seq., of this Code.

- § 4-1. Building inspection department and inspectors generally.
- § 4-2. Specific duties of chief building inspector.
- § 4-3. North Carolina State Building Code adopted and to be maintained on file for public inspection and use.
- § 4-4. North Carolina Uniform Residential Building Code adopted; filing, maintenance and availability of state Uniform Residential Building Code.
- § 4-5. Fire limits.
- § 4-6. Permit and inspection fees.
- § 4-7. Violations and penalties.

Sec. 4-1. Building inspection department and inspectors generally.

(a) The building inspection department is hereby created, the head of which shall be the chief building inspector.

(b) The chief building inspector shall be a person having knowledge of building construction techniques and thoroughly competent to perform duties prescribed for his office by this Code and the duties prescribed for inspectors under the provisions of section 160A-412 of the General Statutes of North Carolina.

(c) The board of aldermen may appoint such other inspectors within the building inspection department as may be deemed necessary for the proper administration and enforcement of regulations governing plumbing, electrical wiring and apparatus, and other specialized subjects which are included in the North Carolina State Building Code and similar state codes, statutes and regulations. All inspectors appointed under the provisions of this subsection shall be under the direct supervision and control of the chief building inspector.

(d) The building inspection department shall, within this town, have the powers, responsibilities and duties prescribed for municipal inspection departments in part 5, article 19 of chapter 160A (sections 160A-411 to 160A-440) of the General Statutes of North Carolina and as prescribed for municipal

inspection officers in the North Carolina State Building Code and in similar state codes and statutes and rules and regulations promulgated pursuant to authority thereof. (7-3-72, § 1.)

For state law as to authority of town to create this department, see G.S., § 160A-411.

Sec. 4-2. Specific duties of chief building inspector.

(a) Within the corporate limits of the town the chief building inspector shall enforce state and local laws relating to:

(1) The construction of buildings and other structures.

(2) The installation of such facilities as plumbing systems, electrical systems, heating systems, refrigeration systems and air conditioning systems.

(3) The maintenance of buildings and other structures in a safe, sanitary and healthful condition.

(4) Other matters as may be specified by the board of aldermen.

(b) The building inspector shall receive applications for permits; issue or deny permits; make any necessary inspections; issue or deny certificates of compliance; issue orders to correct violations; make recommendations to the town attorney concerning the bringing of judicial actions against actual or threatened violations; keep adequate records; and take any other actions that may be required in order to adequately enforce the provisions of this chapter and the North Carolina State Building Code within the town. (7-3-72, § 2.)

Sec. 4-3. North Carolina State Building Code adopted and to be maintained on file for public inspection and use.

(a) The board of aldermen hereby adopts the North Carolina State Building Code in its entirety, and the provisions thereof are hereby incorporated in and made a part of this section as fully as though they were set out at length herein.

(b) The town clerk and the chief building inspector shall maintain in their respective offices at all times when currently in effect each volume of, and supplement and amendment to, the North Carolina State Building Code; and the town clerk shall procure from the state building code council, as promulgated by that council from time to time, two copies of each new volume of and supplement and amendment to the North Carolina State Building Code and provide one copy of each thereof to the chief building inspector and retain the

other copies for his own file; and the North Carolina State Building Code, as currently in effect, shall be on file in the offices of the town clerk and the chief building inspector for inspection and use by the public during all regular business hours.

For state law as to applicability of North Carolina State Building Code throughout the state, see G.S., § 143-138, subsec. (e). As to violations of North Carolina State Building Code, see G.S., § 143-138, subsec. (h). As to duty of state building code council to distribute one copy of North Carolina State Building Code and one copy of each amendment thereto, at state expense, to each municipal clerk, see G.S., § 143-138, subsec. (g).

Sec. 4-4. North Carolina Uniform Residential Building Code adopted; filing, maintenance and availability of state Uniform Residential Building Code.

(a) The board of aldermen hereby adopts the North Carolina Uniform Residential Building Code in its entirety, and the provisions thereof are hereby incorporated in and made a part of this section as fully as though they were set out at length herein.

(b) The provisions of section 4-3 shall apply to the procurement, filing, maintenance and availability to the public of copies of new editions of, and supplements and amendments to, the North Carolina Uniform Residential Building Code.

Sec. 4-5. Fire limits.

The fire limits shall be as shown on the official map of the town which is on file in the office of the town clerk.

For state law as to duty of board of aldermen to establish fire limits, see G.S., §§ 160A-435, 160A-438. As to building restrictions within fire limits, see G.S., §§ 160A-436, 160A-437.

Sec. 4-6. Permit and inspection fees.

The fees payable to the town for permits and inspections authorized by the North Carolina State Building Code and by the North Carolina Uniform Residential Building Code shall be as established from time to time by the board of aldermen and placed on file in the office of the town clerk.

Sec. 4-7. Violations and penalties.

Any person who shall violate or fail to comply with any provision of this chapter, including the North Carolina State Building Code and the North Carolina Uniform Residential Building Code which are incorporated in and made a part of this chapter, shall, upon conviction, be punished as provided in section 1-6.