

Accessory Structures

Residential Accessory Structures - are defined as a use that is subordinate to the principle building and located on the same lot as the principle building. Examples would be garages, aluminum carports, storage sheds, swimming pools, etc. They are typically detached from the main building.

Accessory structures shall be permitted through the inspections department and have the appropriate inspections as needed. Accessory structures shall be anchored to the ground by a building code approved method. They shall be no closer than 10' from any side or rear property line. Accessory structures shall not be located in any portion of the front yard. See Sec. 32-322.

When do I need a permit?

- NC GS 160D-1110 & City Ord. Chapter 6, Sec. 6-86, states that it is unlawful to begin the excavation for, or the construction of, any building or other structure including accessory structures; or to begin the moving, alteration or repair of any structures; or the change in use of the land or building, including accessory structures, until a zoning and/or building permit has been issued. Violations of this section shall constitute a class 1 misdemeanor.
- All residential construction over \$40,000.00 in value shall require a licensed general contractor to perform the work. NCGS 87-1
- Any permit issued (paid for) expires six (6) months after issuance if work has not commenced. NCGS 160D-1111 & City Ord. Chapter 6, Sec. 6-87.
- If after commencement the work is discontinued for a period of 12 months or more, the permit therefore shall immediately expire. No work shall start until such time as a new permit has been issued. NCGS 160D-1111. Permit holder needs to have 1 inspection performed per year of date permit was issued and the permit will stay active.

You are responsible to pay for the applicable fees prior to the item being placed on an upcoming agenda.

Only cash or check payment

options are available.

Planning & Inspections Staff -

336-983-8265

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City of King

Requirements to Obtain a Residential Building Permit

Planning & Inspections Department

336-983-8265 telephone

336-983-2669 fax

Step 1: Apply for Zoning Compliance

- Have your Land Record Key # (LRK), which can be obtained from the county's GIS website www.stokesgis.com
- Bring a copy of the land deed or survey map of the property. (Mandatory for new home construction)
- Know the land use(s) you for the property
- Review site plan and proposed use with the planning staff to determine compliance with the applicable zoning district requirements.

Step 2: Apply for Building Permit

- Submit completed Building Permit Packet -
- Application for building permit.
- 1 Set of Plans - (must be scaled drawings and show floor plan(s), two elevations, and a typical wall section with materials labeled if applying for a residential building permit.)
- An approved copy of septic permit issued by the county health department, if applicable. NCGS 130A-338
- Allow 1 to 4 days for the permit to be reviewed and completed. You will be called when it's ready for pick-up and payment.

Step 3: Posting Approved Permit

- Once you have obtained your permit you will need to post your orange placard on or near the jobsite. An approved set of construction document(s) will also need to remain on the jobsite at all times.

Incomplete building packets will not be accepted.

All work that a contractor/owner performs requires that a physical inspection to be performed by the City of King Building Codes Inspector. It is very important for you to remember that when jobs are not inspected, the contractor is in violation of NC GS 160D-1113, possible subjecting property owners to unsafe situations that could result in legal action or the issuance of a "STOP WORK ORDER" by the inspections department until all work has been inspected.

Required Inspections:

Port-A-Jon: Must be in place on the construction site or readily accessible to the construction site at the time of the footing inspection, if applicable.

Temporary Electrical Service (saw pole): Pole shall be constructed to meet Duke Power standards and the latest edition of the National Electrical Code. After inspection, the power company will be authorized to energize temporary service via an emailed inspections certificate, if applicable.

Footing Inspections: To be made after the trenches are excavated, all grade stakes are installed, all reinforcing steel and supports are in place and appropriately tied, all necessary forms are in place and braced and before any concrete is placed. Chimney and masonry steps must be tied and bonded to other footing. Footings must be on undisturbed ground, no fill dirt will be accepted without an engineers approval in writing.

Under Slab Inspections: To be made after all forms have been placed, all electrical piping, plumbing piping and/or HVAC ductwork, and pipe chases in place. All required tests must be in place at the scheduling of the inspection, if applicable.

Slab Pour (Basement slabs under conditioned areas): All crushed stone, a vapor barrier, all reinforcement steel with supports are tied and/or welded wire fabric is installed with soil treatment for termites, when required, with perimeter insulation as required, but before any concrete is placed.

Foundation Inspection: Foundation inspections shall be made after all foundation supports are installed. This inspection is to check foundation supports, crawl space leveling, ground clearances, and positive drainage, foundation drains, and ventilation. Crawlspace must be free of roots, stumps, or trash/debris.

Floor Framing (over crawlspace - optional): To be made after floor framing materials are in place, but prior to sub-floor being applied to check spans, supports, headers, bands, doublers, and grade marks.

Rough-In Inspection: Rough-In inspections shall be made when all building framing and parts of the electrical, plumbing, and mechanical have been placed but before any wall, ceiling finish or building insulation is installed.

Flashing Inspection (optional): To be requested after all flashing materials have been installed around doors, windows, and penetrations but prior to exterior coverings (wood, vinyl, brick or stone veneer) being applied. This inspection can be done in conjunction with the rough-in inspection or separate.

Insulations Inspection: To be requested, after all rough-in inspections are approved, with all concealed insulation and vapor barriers in place but before any wall or ceiling covering is applied.

Water and Sewer Inspection: To be requested after all lines are in their trenches with no backfill, all required clean-outs must be in place and all connections made at utility taps.

Temporary Power: To be requested when structure is ready for power, but prior to finals. Builder/owner must fill out a temporary power application at the inspections department prior to inspection.

Final: Final inspections to be requested when everything has been completed in the structure. This includes, electrical, HVAC and Plumbing. All flooring must be completed in kitchen and bathroom. All appliances that are supplied by the building contractor, must be installed and in working order. Street numbers must be on the front of house and clearly visible from the street, yard graded and seeded.

Scheduling Inspections:

Building contractor must display the building placard in a clear location to identify project location and to record inspection results. The building placard shall be protected from outside elements and remained posted until project is completed.

To schedule an inspection you can call (336) 983-8265. **All inspections called in to Tracey Sizemore between the hours of 9:00 and 11:30 will typically be inspected that afternoon unless you request a different day.**

NO Inspections will be done on a permit that has not been paid for or that has not corrected previous failed inspections.

When scheduling an inspection, the following information is required.

(1) Permit Number (2) Type of Inspection being requested.

Re-inspection: A re-inspection fee (\$60) will be charged on all of the following but not limited to:

- **Job not ready for inspection or;**
- **Item(s) of the inspection that are not correct on the re-inspection.**

If this occurs you will need to correct the deficiency and call and re-schedule the inspection. All additional re-inspection fees must be paid prior to the Certificate of Occupancy being issued.

Certificate of Occupancy/Compliance (CO):

Certificate of Occupancy is required by NC GS 160D-1116, before anyone can occupy/use the permitted structure. The certificate of occupancy will be issued the following day after all finals have been approved by the inspections department. Temporary certificates of compliance/occupancy (TCO) may be issued pending the building inspector's approval.