

**IREDELL COUNTY DEVELOPMENT SERVICES
CONTACT NUMBERS**



For permit fee estimates, visit the
department fee schedules at:
www.co.iredell.nc.us
or
contact our offices.



Central Permitting

704-878-3113

Planning

704-878-3118

Zoning

704-878-3127

Erosion Control

704-832-2352

Environmental Health

704-878-5305

Building Standards

704-928-2016

Commercial Plans Review

704-928-2021

**Iredell County
Building Standards
PO Box 788/349 N. Center St.
Statesville, NC 28687**



**RESIDENTIAL DEVELOPMENT
STANDARDS**



**WHEN IS A ZONING PERMIT
REQUIRED?**

A zoning permit is required for any structure, addition, or use on a property. This includes houses, mobile homes, storage buildings, carports, detached garages, swimming pools, commercial uses and buildings, porches, sun rooms, piers, and any other structure or use.



WHERE DO I GO FIRST?

The first place you start is with zoning. No other permit can be issued until you have zoning approval. There are five different zoning jurisdictions within the County as well as one Town that does not have zoning. Mooresville, Statesville, Harmony, and Troutman all have their own zoning jurisdictions. Love Valley does not have zoning. The remainder of the county is within Iredell County zoning jurisdiction. Central Permitting or Planning can help you determine which jurisdiction you are in so you will know which location you need to visit to start the process.

ZONING SETBACKS

Different structures have different setbacks. The typical setbacks for houses or mobile homes are 35' from the front property line, 15' from the side property lines, and 35' from the rear property line. On a corner lot, there is a 25' setback from the side line adjacent to the street. On a lake lot there is a 50' setback from the 760' contour line for all structures.



For accessory structures like swimming pools, storage buildings, and detached garages, there is a 10' setback from the side and rear property lines, and a 20' setback from a side line adjacent to a street. These structures must be located behind the front building line unless you have a double frontage lot (a lot with road access in front and rear, or waterfront property).

On double frontage lots, accessory structures may be located in the front provided they meet a 35' setback from the road right of way. Any additions made to an existing structure must meet the same setbacks as the structure. All of these structures require a zoning permit. For accessory structures more than 12' in any dimension or structures containing liquid with a depth of 22 inches, a building permit is also required.



For more information on setbacks, setbacks for accessory buildings 1200sq ft or more, or other zoning information you can contact the Planning Department or Central Permitting.

HOW TO APPLY

To apply for a zoning permit for a property in Iredell County's jurisdiction, you will need to start at Central Permitting located at 349 North Center Street in downtown Statesville. The permit counter is open from 8:00 am to 4:30 pm.



However, we suggest that you arrive at Central Permitting by 4:00 pm.

GETTING ENVIRONMENTAL HEALTH APPROVAL

After you receive the zoning permit, the next step is to call Iredell County Environmental Health for well and septic inspections. They will schedule a day to meet you on the property to do the inspections. Make sure you have all the paperwork that Central Permitting gives you when you meet the health inspector. After the inspection, you will get the health approval (pink copy of the septic layout). Environmental Health will either give you the layout approval or you will pick it up at Central Permitting.



GETTING A GRADING PERMIT

All new homes in Iredell County (except in Love Valley) require grading permits. The grading permit must be obtained before the building permit. In addition, homes located in a water-supply watershed have to submit Erosion Control Plans if they are disturbing more than a half-acre. The builder must install measures to prevent soil erosion.

GETTING A BUILDING PERMIT

The next step (after getting Environmental Health approval) is to get a building permit. You or your contractor will need the Environmental Health approval and the calculations for heated square footage and unheated square footage. — A building permit cannot be issued on a lot that is not recorded.—



GETTING AN ELECTRICAL PERMIT*

A licensed electrical contractor must know the amperage, value of the electrical project, and description of the work to apply for the electrical permit.

GETTING A PLUMBING PERMIT*

A licensed plumbing contractor must know the number of plumbing fixtures, traps, the number of gas piping outlets, and value of the plumbing project for plumbing permit.



GETTING A MECHANICAL PERMIT*

A licensed mechanical contractor must know the number of BTUs, the number of gas piping outlets, and the value of the mechanical project, and description of the work to apply for mechanical permits.



The fees for these permits are on the back of this brochure. Make sure that all inspections are called in at the appropriate time. After the final inspection a Certificate of Occupancy will be issued, allowing you to move into the dwelling or use the structure.

