



## TOWN OF SOUTHERN SHORES PLANNING AND CODE ENFORCEMENT

5375 N Virginia Dare Trl, Southern Shores, NC 27949  
(252) 261-2394 phone (252) 255-0876 fax

### **BUILDING/FLOODPLAIN DEVELOPMENT PERMIT**

This packet and other pertinent information is available for download by visiting the  
Town's website at: [www.southernshores-nc.gov](http://www.southernshores-nc.gov)

Copies may also be obtained from the Planning and Code Enforcement Department located at Town Hall.  
Office hours are 8:30 AM to 5:00 PM, Monday – Friday

This packet provides instructions, checklists, forms and applications required to process a Building, Zoning, Floodplain, and/or Lot Disturbance Permit for development including but not limited to:

- **Single Family/Duplex/Multi-Family Development** – Includes new construction, additions/expansions, remodel/renovation/repair, enclosures, storage
- **Commercial Development** – Includes new construction, additions/expansions, remodel/renovation/repair, storage, changes of use
- **Accessory Structures** – Includes pools, storage buildings, gazebo, dune decks, tennis courts, garages, docks, piers, boat lifts, outdoor showers, HVAC and pool equipment stands
- **Bulkheads, Retaining Walls**
- **Pool Barriers and Fences**
- **Signs**
- **Driveways, Parking, Expansions or Reconfigurations**
- **Lot Disturbance**
- **Demolition**
- **Electrical, Mechanical, Plumbing and LP Gas work**

A complete Development/Floodplain Permit Application provides all of the information necessary for the Code Officials to determine conformance with the provisions of the Town Ordinance and NC State Building Code regulations. For an application to be accepted as complete, please refer to the requirements in the Development/Floodplain Permit Submittal Checklist. Upon receipt of a complete application, plan review will then be conducted.

### **HOMEOWNERS ASSOCIATION COVENANTS**

Although the Town of Southern Shores does not enforce or consider the effect of covenants in the various subdivisions of Southern Shores, applicants for a development permit should be advised that their building plans may be affected by subdivision covenants and are advised to consult with the appropriate Property Owners' Association. A list of Associations and contact persons is included in this packet. **You are strongly urged to obtain approval from the appropriate association before you apply for a permit and begin construction. Failure to do so could result in legal action by the association to enforce the covenants.**

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## LOT DISTURBANCE-STORMWATER MANAGEMENT

If applicable, in all town zoning districts, including all areas within the extraterritorial jurisdiction, no grading, filling, or other alteration of the topography or elevation of any unimproved lot, or demolition and clearing of improved property, nor any manmade change to any improved real estate resulting in the discharge of stormwater onto adjacent property and requiring a building permit, shall be undertaken prior to the issuance of a **Lot Disturbance-Stormwater Management Permit** by the Zoning Administrator.

All applications for lot disturbance and stormwater management shall be accompanied by a survey/site plan of the proposed improvements showing the actual dimensions and shape of the lot, and showing the surveyed pre-disturbance ground elevation at the corners of the proposed structure referenced to mean sea level. The application shall also describe the disturbance or development activity which is proposed for the lot. The application and accompanying survey shall be sufficiently detailed for the zoning administrator to confirm that following construction of the proposed improvements the property will retain all stormwater generated by a 1.5 inch rain event and will not adversely affect any stormwater management system previously constructed by the town.

The purpose of the required site-visit prior to the issuance of the permit is to discuss zoning restrictions regarding setbacks, building height, potential storm water runoff impacts, possible impacts to adjacent properties and trees to be removed. Additional information may be required on surveys depending on location. Once the **Lot Disturbance-Stormwater Management Permit** is issued, site disturbance is permissible and a **Building/Floodplain Development Permit** application may be submitted for review and approval of proposed development.

## SUB-CONTRACTOR/TRADE WORK

**Sub-Contractors are required to obtain a permit or sign off for their trade prior to installation of any plumbing, mechanical, electrical or gas systems.** The permit fee is \$100 and there is no fee required for a Sub-Contractor Sign Off when a Building Permit has been issued for the project.

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***\*\*\*The proximity of your property to wetlands, surface waters and flooding has the potential to significantly impact the permit process and development of your property.***

## COASTAL AREA MANAGEMENT ACT (CAMA)

If your property is adjacent to water (Ocean, Sound, Creek, Canal) a **CAMA** permit or exemption letter **may** be required depending upon the proposed development. The application fee for a CAMA Minor development permit is \$100 if the project is within the Ocean or Estuarine/Public Trust AEC and does not qualify for an Exemption. **CAMA approval is required prior to submitting an application for a Development/Floodplain Permit.**

## FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

The Federal Emergency Management Agency (**FEMA**) has mapped Special Flood Hazard Areas (**SFHA's**) in our community on a Flood Insurance Rate Map (**FIRM**) with Base Flood Elevations (**BFE's**) determined above mean sea level (msl).

An application for a **Building/Floodplain Development Permit** shall be made when submitting an application for any development activities located within a SFHA. Floodplain Development Permit approval is required and is part of the review process. **Floodplain Development Permit** means any type of permit that is required in conformance with the provisions of the Town Code Flood Damage Prevention Ordinance, prior to the commencement of any development activity.

Proposed development to be constructed within the VE flood zone will be required to provide a pre and post construction V-Zone Certification prepared by a licensed design professional duly authorized by the state to prepare such certification.

The mapped Flood Zones located within the Town are: **AE 7FT, AE 9FT, VE 12ft, VE 14ft and Shaded X.**

The Town of Southern Shores enforces 2ft of freeboard above the BFE and flood depth. The base flood elevation plus the freeboard establishes the regulatory flood protection elevation.

Flood map information may be obtained by visiting FEMA’s Flood Map Service Center website: <https://msc.fema.gov/portal> or by viewing the FIRM map displayed in the Planning and Code Enforcement office.

## DARE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

Wetlands, poorly drained soils and or subsurface soil conditions can impact permissible locations and size of septic system tanks and drain fields. The Dare County Health Department makes site evaluations and issues permits for wastewater systems. **Environmental Health Department Permits are required prior to submitting an application for a Building/Floodplain Development Permit.** Please call 475-5080 for further information or visit the Dare County Satellite Office at 2601 N. Croatan Hwy, Kill Devil Hills.

## ZONING

No building or other structure shall be erected, moved, added to, or structurally altered, without a permit issued by the building inspector and/or zoning administrator. No building or zoning permit shall be issued except in conformity with the provisions of the Town of Southern Shores Code of Ordinances. A zoning permit, if required, shall be issued by the zoning administrator prior to the issuance of a building permit.

All areas within the Town of Southern Shores are zoned. An official zoning map has been adopted and copies of the zoning map are available and specific questions about how a property is zoned may be answered by contacting the Planning and Code Enforcement Department office at 252-261-2394 ext 4.

The majority of the Town is zoned ***RS-1 Single Family Residential***, which is a zoning district that is established to provide for the low-density development of single-family detached dwellings in an environment which preserves sand dunes, coastal forests, wetlands, and other unique natural features of the coastal area.

### ZONING REQUIREMENTS FOR RS-1 DISTRICT:

Minimum lot size:	20,000 square feet
Minimum lot width:	100 feet (measured at the building setback line)
Minimum front yard:	25 feet
Minimum side yard:	Fifteen (15) feet; an additional five (5) foot side yard adjacent to the street is required for a corner lot.
Minimum rear yard:	25 feet
Maximum lot coverage:	Maximum allowable lot coverage 30%. In the case of an oceanfront lot, only that area landward of the first line of stable natural vegetation (as defined by CAMA) shall be used for calculating lot coverage.
Height limitation:	HEIGHT, TOP PLATE; 26 feet (a) HEIGHT, MAXIMUM; 35 feet (b) Height Certification may be required for detached structures.
Minimum living space:	1,000 square feet of enclosed living space.
Maximum Occupancy	7 bedrooms or occupancy of 14 persons (max septic tank 1500 gpd)
Parking Spaces	3 parking spaces required for up to 4 bedrooms 4 parking spaces required for 5 or 6 bedrooms 5 parking spaces required for 7 bedrooms. Parking spaces must be separate from drive aisle and sufficient maneuvering space is required to turnaround (no backing into street).

(a) Measured from average of the natural grade elevations or finished grade elevation whichever is lower.

(b) Measured from lowest adjacent natural grade elevation or finished grade elevation whichever is lower.

# NOTICE

You Are Encouraged to Obtain Approval From The Appropriate  
Private Property Owners Association Architectural Review Board  
Before Lot Disturbance or Beginning Construction

Private Covenant & Deed Restrictions May Apply to Your Lot

**THESE PRIVATE ASSOCIATIONS ARE NEITHER A PART OF NOR RELATED TO TOWN GOVERNMENT** As a property owner, if you are planning to make changes to your property (lot or building), regardless of whether or not a Building Permit is required by the Town, you must provide copies of your plans to the appropriate private homeowners association architectural review board (ARB) for review. Changes should not be made by the property owner or contractor until and unless approval is granted by the appropriate private homeowners association.

Chicahawk Property Owners Association (CPOA) Phone 255-0575

Place completed form with change plan drawings in the CPOA in-box located in the first floor hallway of the Kern Pitts Center. Blank ARB Application forms can be obtained at [www.cpoaobx.org](http://www.cpoaobx.org) or at the CPOA in-box at the Kern Pitts Center.

Southern Shores Civic Association (SSCA) Phone 261-8617

Place completed form with change plan drawings in the SSCA in-box located in the first floor hallway of the Kern Pitts Center. Blank ARB Application forms can be obtained at [www.sscaobx.org](http://www.sscaobx.org) or at the SSCA in-box at the Kern Pitts Center.

The Kern Pitts Center is open Monday-Friday 8:30am to 5:00pm



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**FEEES PURSUANT TO THE BUILDING INSPECTIONS SECTION  
 OF THE  
 TOWN OF SOUTHERN SHORES FEE SCHEDULE**

<u>PLAN REVIEW-LOT DISTURBANCE</u>	<u>\$100</u>
<u>PLAN REVIEW-SINGLE FAMILY NEW CONSTRUCTION</u>	<u>\$150</u>
<u>PLAN REVIEW-SINGLE FAMILY ADDITION OR RENOVATION MINIMUM</u>	<u>\$100</u>
<b><u>NEW BUILDING PERMITS for STRUCTURES/ADDITIONS/RECONSTRUCTION:</u></b>	
• <u>Heated/living areas - Single Family</u>	<u>\$0.60/SF</u>
• <u>- All Others</u>	<u>\$0.75/SF</u>
• <u>Non-Heated areas; i.e., deck, porch, garages, etc. - Single Family</u>	<u>\$0.30/SF</u>
• <u>- All Others</u>	<u>\$0.35/SF</u>
 <u>REMODELING, ALTERATIONS TO EXISTING STRUCTURES</u> <u>(No additional square footage = No change in footprint)</u>	 <u>\$10.00 PER \$1,000 OF COST</u>
<u>SWIMMING POOLS/TENNIS COURTS</u>	<u>\$125</u>
<u>DEMOLITION</u>	<u>\$100</u>
<u>SIGN</u>	<u>\$100</u>
<u>BULKHEAD, DOCK, PIER, RETAINING WALLS</u>	<u>\$100</u>
<u>STORAGE SHEDS</u>	<u>\$100</u>
<u>PLUMBING/ELECTRICAL/MECHANICAL PERMITS</u>	<u>\$100</u>
<u>CONTRACTORS LICENSING BOARD FEE (Homeowner's Recovery Fund)</u>	<u>\$10.00</u>
 <u>RE-INSPECTION CHARGE</u>	 <u>\$100</u>
<u>WORK PROCEEDING WITHOUT NECESSARY INSPECTIONS</u>	<u>½ PERMIT FEE</u>
<u>WORK PROCEEDING WITHOUT NECESSARY PERMITS</u>	<u>DOUBLE PERMIT FEE</u>
 <u>HOUSE MOVING OUT OF SOUTHERN SHORES</u>	 <u>\$100</u>
<u>HOUSE MOVING WITHIN SOUTHERN SHORES</u>	<u>\$250</u>
<u>HOUSE MOVING TO SOUTHERN SHORES</u>	<u>\$350</u>
 <u>CAMA PERMIT-Minor Development Permit</u> If the project is within the Ocean Hazard or Estuarine AEC's and does not qualify for an Exemption_____	   <u>\$100</u>
 <u>*MINIMUM PERMIT FEE</u>	 <u>\$100</u>

# DEVELOPMENT CHECKLIST:

- Survey/Site Plans showing:**
- Seal of NC Licensed Professional Surveyor, Engineer, Architect, or other duly authorized person duly authorized by the state to prepare such plans
  - Zoning: setbacks and existing and proposed lot coverage
  - **Location and Dimensions of all existing and/or proposed structures and development**, including but not limited to: building footprint, structures, driveway, parking, turnaround, fences, walls, hvac and pool equipment platforms
  - CAMA setback and total AEC lines— Ocean Hazard 60'/155' with dated first line of stable natural vegetation (FLSNV), Public Trust/Estuarine Shoreline 30'/75'
  - Certified Army Corp of Engineers (ACOE) 404 Wetland Delineation (if applicable)
  - Proposed septic system location - Dare County Environmental Health Dept. stamped approval on survey/site plan
  - Proposed driveways, parking, turn around and walkways
  - The Flood Zone(s) boundary lines shown and the Datum date (if applicable)
  - Total lot area square footage
- 

- Two (2) sets of Building Plans** - (with the Dare County Environmental Health Dept. stamped approval, if applicable)
- **Engineer/Architect Seal – must be original seal, with signature and date**
  - **Elevation Drawings: to scale, labeled, existing and finished grade, BFE, elevation of lowest floor, max height and top plate height**
  - Docks, Bulkheads, Piers and Jetties require **engineered plans**
  - NFIP – Pre and Post Construction V-Zone Certification, if applicable
  - Foundation Plan – to scale
  - Fence or pool barrier detail - w/ V-Zone breakaway design certified, if applicable
  - Wall cross section – to scale

**Copy of Lot Disturbance Permit, if applicable**

**Surety Bond made payable to: Town of Southern Shores in the amount of \$5,000.00**

**Building Plan Specification Form, if applicable**

**Proof of Workers Compensation or a signed Affidavit**

**Lien Agent Information Form, if applicable**

**Owner Exemption Affidavit, if applicable**

**Building/Floodplain Development Permit Application**

**Signed Mandatory Inspections**

**Copy of CAMA Minor/Major Permit, Exemption or General Permit, if applicable**



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**BUILDING/FLOODPLAIN DEVELOPMENT  
PERMIT APPLICATION**

\*\*\*Applications WILL NOT be accepted until all required information is provided

Submittal Date: \_\_\_\_\_

Page 1 of 2

Page 2 is Building Plan Specification Form

**PROPERTY INFORMATION:**

Project Address: \_\_\_\_\_ Property Owner: \_\_\_\_\_

Lot Number: \_\_\_\_\_ Block: \_\_\_\_\_ Section: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

Property ID Number (PIN #): \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Lot Area: \_\_\_\_\_ sq ft Tele #: \_\_\_\_\_

Flood Zone: VE AE X

Base Flood Elevation: \_\_\_\_\_ ft Plus 2ft of Freeboard = \_\_\_\_\_ ft Regulatory Flood Protection Elevation

Zoning District: \_\_\_\_\_ / Septic Permit # \_\_\_\_\_ Permit Date: \_\_\_\_\_ /Water Tap # \_\_\_\_\_

CAMA Permit required?  Yes  No CAMA Permit # \_\_\_\_\_ CAMA AEC:  Estuarine Shoreline or  Ocean Hazard

**CONTRACTOR INFORMATION:**

Business Name: \_\_\_\_\_

Contractor Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Business # \_\_\_\_\_ Cell # \_\_\_\_\_

Fax # \_\_\_\_\_ Email \_\_\_\_\_

NC G. C. Licensed Contractor \_\_\_\_\_ OR \_\_\_\_\_ Non-Licensed Contractor

License Information:

NC G. C. License Number: \_\_\_\_\_

Limitation: \_\_\_\_\_

Classification: \_\_\_\_\_

Qualifier: \_\_\_\_\_

**DESCRIPTION OF WORK:**

**PERMIT TYPE** (X): \_\_\_\_\_ COMMERCIAL \_\_\_\_\_ RESIDENTIAL / \_\_\_\_\_ RESIDENCE \_\_\_\_\_ RENTAL

**TYPE OF CONSTRUCTION** (X): \_\_\_\_\_ NEW CONSTRUCTION \_\_\_\_\_ ADDITION/EXPANSION \_\_\_\_\_ REMODEL/RENOVATION/REPAIR \_\_\_\_\_ ACCESSORY

**PROPERTY USE** (X): \_\_\_\_\_ SINGLE FAMILY \_\_\_\_\_ DUPLEX \_\_\_\_\_ MULTI-FAMILY

\_\_\_\_\_ PIERS/DOCKS \_\_\_\_\_ BULKHEAD \_\_\_\_\_ GOVERNMENT/INSTITUTIONAL

\_\_\_\_\_ **\*\*COMMERCIAL** \_\_\_\_\_ **\*\*EXISTING USE** \_\_\_\_\_ **\*\*PROPOSED CHANGE OF USE**

**SQUARE FOOTAGE AND/OR DIMENSIONS:** \_\_\_\_\_ GARAGE \_\_\_\_\_ SHED \_\_\_\_\_ SWIMMING POOL

\_\_\_\_\_ GAZEBO \_\_\_\_\_ DUNE DECK \_\_\_\_\_ FENCE \_\_\_\_\_ RETAINING WALL \_\_\_\_\_ BULKHEAD

\_\_\_\_\_ PIER/DOCK \_\_\_\_\_ STORAGE ENCLOSURE \_\_\_\_\_ OTHER

**PROPOSED BUILDING AREA:** \_\_\_\_\_ SQ FT - HEATED / LIVING AREAS (NEW SPACE)

\_\_\_\_\_ SQ FT - NON HEATED AREAS (NEW SPACE)

\$ \_\_\_\_\_ COST OF REMODELING AND ALTERATIONS ONLY (NO ADDITIONAL SQ FT)

\$ \_\_\_\_\_ ESTIMATED CONSTRUCTION COST OF TOTAL PROJECT

NOTE: Although the Town of Southern Shores does not enforce or consider the effect of covenants in the various subdivisions of Southern Shores, applicants for a building permit should be advised that their building plans may be affected by subdivision covenants and are advised to consult with the appropriate property owners' association.

*You are strongly urged to obtain approval from the appropriate association before you apply for a permit and begin construction. Failure to do so could result in legal action by the association to enforce the covenants.*



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## BUILDING PLAN SPECIFICATIONS

Property Owner: \_\_\_\_\_ Project Address: \_\_\_\_\_

### MUST BE COMPLETED AND RETURNED WITH APPLICATION

- ❖ \_\_\_\_\_(2) complete sets of building plans to scale with the following:
- ❖ \_\_\_\_\_ Elevation views from all sides
- ❖ \_\_\_\_\_ Foundation, floor and roof plans and framing members layout
- ❖ \_\_\_\_\_ Typical wall section showing insulation and high wind zone tie down details
- ❖ \_\_\_\_\_ ft - Building height (ridge height) \_\_\_\_\_ measured from the lowest elevation of the finished grade or the original grade, whichever is lower, at the corners of the structure.
- ❖ \_\_\_\_\_ ft - Top plate height \_\_\_\_\_ measured from the average elevation of the finished grade or the original grade, whichever is lower, at the corners of the structure.
- ❖ \_\_\_\_\_ Minimum Design Pressure (DP) rating
- ❖ \_\_\_\_\_ Window, Exterior and Garage Door Schedule with egress sizes and DP rating shown

### WHERE APPLICABLE - EXISTING AND PROPOSED INFORMATION IS REQUIRED

- ❖ \_\_\_\_\_ Existing \_\_\_\_\_ Proposed - **Number of Bedrooms**
- ❖ \_\_\_\_\_ Existing \_\_\_\_\_ Proposed - **Number of Occupants**
- ❖ \_\_\_\_\_ Existing \_\_\_\_\_ Proposed - **Number of Bathrooms - Full**
- ❖ \_\_\_\_\_ Existing \_\_\_\_\_ Proposed - **Number of Bathrooms - Half**
- ❖ \_\_\_\_\_ (sf) Existing \_\_\_\_\_ (sf) Proposed - **Heated/Living areas**
- ❖ \_\_\_\_\_ (sf) Existing \_\_\_\_\_ (sf) Proposed - **Non-heated areas**  
(garage, storage, open decks, covered decks, etc)
- ❖ \_\_\_\_\_ Proposed - **Type of foundation [pile, block, monolithic slab]**
- ❖ \_\_\_\_\_ Proposed - **Interior wall finish**
- ❖ \_\_\_\_\_ Proposed - **Exterior wall finish**
- ❖ \_\_\_\_\_ Proposed - **Roof type (asphalt, metal, wood shake, other)**
- ❖ \_\_\_\_\_ Proposed - **Insulation type (batt, blown, other)**
- ❖ \_\_\_\_\_ Proposed - **Heat type (electric, gas, heat pump, other)**
- ❖ \_\_\_\_\_ Proposed - **A/C type (electric, gas, heat pump, other)**
- ❖ \_\_\_\_\_ Proposed - **Fireplace (gas, wood, other)**
- ❖ \_\_\_\_\_ Proposed - **Number of stories**
- ❖ \_\_\_\_\_ (sf) Proposed - **Elevator**
- ❖ \_\_\_\_\_ (sf and/or linear ft) Proposed - **Dock, pier, boat lift, bulkhead, retaining wall**
- ❖ Proposed - **Window Make** \_\_\_\_\_ (and) \_\_\_\_\_ **Window Type**



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## **MANDATORY INSPECTIONS**

**Please note that not all projects will require all inspections listed below.**

***Call 24 hrs in advance to request inspection.***

**OFFICE HOURS 8:30-5:00 PM MONDAY-FRIDAY**

***Do not call for an inspection unless you have provided or completed  
ALL of the requirements for that request***

**When requesting an inspection please provide:**

**Property Owner's Name, the Street Address and the Type of Inspection requested**

**1) TEMPORARY POWER POLE INSPECTION**

a)  Provide Temporary Power Project Number to Inspections Department to schedule an inspection and release the pole for meter installation. Electrical Permit Sign-off is required.

**2) FOUNDATION INSPECTION(S)**

*Temporary toilet facilities (Port-a-John) if required must be on site.*

*Trash container must be on site.*

Structure shall be laid off with string lines and batter boards or surveyor stakes to check required setbacks.

- **Piling Inspection.** Call for inspection when all pilings are on site **AND pilings are placed in ground.**  
- before scheduling inspection  **MATERIALS INVOICE** faxed or brought in Inspections Department
- **Under-Slab Inspection** (if utilities under slab). Concrete forms in place, all electrical, plumbing and/or heating and air conditioning facilities run,
- **Slab Inspection** (no utilities) Termite Treatment applied and vapor barrier installed.
- **Footing Inspection.** Trenches excavated, grade stakes installed, reinforcing steel (rebar) and supports in place and appropriately tied, concrete forms are in place and braced, and before any concrete is placed. All non-treated form materials must be removed after concrete sets.

**3) STRAPPING AND SHEATHING INSPECTION** All exterior tie downs, bolts and nailing of sheathing completed.

- a) IF in flood zone and IF already not obtained, submit  **UNDER CONSTRUCTION ELEVATION CERTIFICATE**  
b) Submit  **FOUNDATION SURVEY** showing location of structure in relation to setback lines, lowest heated & unheated floor elevations, and maximum ridge height above mean sea level (msl)

**4) FRAMING INSPECTION/ROUGH-IN INSPECTION**

- a) Submit **signed permits (SIGN-OFFS) by licensed Sub-Contractors** (Electrical, Plumbing, Mechanical, LP Gas [fuel piping])  
b) All Framing, Bracing, Decks, Porches, and stairways for access to building and upper floors must be installed.  
c) High Wind Zone tie downs and uplift connections (strapping, connectors, threaded rod, etc.) installed and visible.  
d) Inspection deficiencies from Framing Inspection corrected.  
e) Roof covering, Roof Ventilation installed and entire building must be completely dried-in with felt or approved house-wrap to prevent rain or water from entering structure and 100% of siding installed.  
f) Doors, windows, chimney and fireplace vents must be installed;  
g) All plumbing, electrical, and mechanical work must be roughed-in and uncovered  
h) Insulation Baffles and Fire Caulking installed.

**5) INSULATION INSPECTION**

- a) Inspection deficiencies from Rough-In Inspection corrected.  
b) Insulation installed in Floors (**R-19**), Walls (**R-15**), Ceiling (**R-30**). **R-30 if exposed to outside air**  
c) Window and doors foamed and all draft-stopping around tub and other appropriate places installed  
d) Vapor barrier facing proper direction and intact.

6) **Pools**

- **Pool Bonding Inspection**
- **Pool Deck Slab Inspection**
- **Wet Nitch Inspections**, if required
- **For Fiberglass Pools**, “contact with water” bonding

7) **PRE-FINAL INSPECTION**

- a) IF CHANGING THE FOOT PRINT Submit  **“AS-BUILT” SURVEY** with lot coverage calculations, turnaround, parking spaces and set backs on site plan.
- b) IF IN FLOOD ZONE, Submit  **FINISHED CONSTRUCTION ELEVATION CERTIFICATE**
- c) Provide **Operation Permit (issued by Dare County Department of Environmental Health)**
- d) Provide **NC Power**  **Permanent Project Number**
- e) All electrical, mechanical and gas appliances hooked up; smoke detectors installed, and plumbing fixtures in place;
- f) *All requirements from prior inspections must be completed at this time;*

8) **FINAL INSPECTION – CERTIFICATE OF COMPLIANCE/OCCUPANCY(C.O.)**

FINAL INSPECTION IS MADE AFTER COMPLIANCE INSPECTIONS FOR ALL SUB-CONTRACTOR TRADES ARE COMPLETED AND BEFORE OCCUPANCY - NO FURNITURE OR PERSONAL ITEMS MAY BE STORED IN THE STRUCTURE UNTIL THE CERTIFICATE OF COMPLIANCE/OCCUPANCY IS ISSUED.

- a) All required corrections from pre-final inspection of structure pertaining to all applicable NC State Building Codes;
- b) Kitchen and bathrooms operational;
- c) Driveway, required parking and turnaround surfaced with suitable materials (asphalt, concrete, clay and gravel);
- d) All land disturbance stabilized and any damage to public facilities repaired;
- e) Lot and surrounding grounds must be cleared of all construction related debris;
- f) House numbers posted on post at street, minimum 3” high, easily seen from both directions;
- g) Contractor’s sign removed;
- h) Temporary Toilet and Trash Bin removed. (*Trash bin, if not full, may remain upon written request of homeowner for moving-in trash only.*)

A **Fee of 2 times the Permit Fee** may be charged for work done prior to obtaining a permit. This includes Sub-Contractor Sign-off Permits.

A **Fee equal to one-half (1/2) of the Permit Fee** shall be assessed for proceeding with work without the necessary inspections. In the event any work inspected is unsatisfactory, a **Re-Inspection** shall be made at the convenience of the Building Inspector upon notification of the correction of discrepancies. A failure to call or notify the Building Inspection Department for inspections and proceeding without approval at any stage of construction shall be deemed a Violation. **Stop Work Orders** may be issued any time work is performed without a required permit or when work deviates substantially from approved plans.

A **Fee of \$ 100.00** may be charged for any **Re-Inspection** to be paid prior to the **Re-Inspection**.

**North Carolina General Statute 160A-420:** The Building Inspector shall make as many inspections as necessary to determine that work is being done in accordance with all applicable state and local laws, the State Building Code, and the terms of the permit. In exercising this power, members of the inspection department shall have the right to enter on any premises within the jurisdiction of the department at all reasonable hours for the purposes of inspection or other enforcement action.

I hereby affirm that I have read, understand and received a copy of the above mandatory list of inspections and their requirements for inspection procedures.

\_\_\_\_\_  
Applicant/Contractor

\_\_\_\_\_  
Date



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**AFFIDAVIT OF WORKERS' COMPENSATION COVERAGE**

**N.C.G.S. § 87-14**

The undersigned applicant for Building project located at \_\_\_\_\_ being the  
\_\_\_\_\_  
Contractor  
\_\_\_\_\_  
Owner  
\_\_\_\_\_  
Officer/Agent of the Contractor or Owner

Do hereby claim under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:

\_\_\_\_\_ Has/have three (3) or more employees and have obtained workers' compensation insurance to cover them,

\_\_\_\_\_ Has/have one or more subcontractor(s) and have obtained workers' compensation covering them,

\_\_\_\_\_ Has/have one or more subcontractor(s) who has/have their own policy of workmen's compensation covering themselves,

\_\_\_\_\_ Has/have not more than two (2) employees and no subcontractors,

While working on the project for which this permit is sought. It is understood that the Inspection Department issuing the permit may require certificates of coverage of worker's compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm, or corporation carrying out the work.

Firm Name: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**TOWN OF SOUTHERN SHORES**  
**PLANNING AND CODE ENFORCEMENT**  
5375 N Virginia Dare Trail, Southern Shores, NC 27949  
(252) 261-2394 phone (252) 255-0876 fax  
[www.southernshores-nc.gov](http://www.southernshores-nc.gov)

## APPOINTMENT OF LIEN AGENT

### Pursuant to North Carolina General Assembly Law 2012-158

North Carolina law requires an owner or contractor acting on the owner's behalf to appoint a lien agent when they first contract for improvements to real property. A lien agent is not required for the following:

- a. Improvements less than \$30,000 at the time the original building permit is issued;
- b. Improvements to an existing single family residential dwelling as defined in GS 87-15.5 (7) that is used by the owner as a residence;
- c. The first furnishing of labor or materials at the site is prior to April 1, 2013; or,
- d. Public building or other public work or public improvements.

### Lien Agent Information

Name of Lien Agent: \_\_\_\_\_

Mailing Address of Agent: \_\_\_\_\_

Physical Address of Agent: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

A website was created to facilitate the filings of appointments of lien agents and filing of notices to lien agents by potential lien claimants at [www.liensnc.com](http://www.liensnc.com). When an owner or contractor acting on the owner's behalf appoints a lien agent through the LiensNC system, it will generate an Appointment of Lien Agent document or form for the property and project. The document will include:

- Designated lien agent and contact information
- Unique entry or identifying number for the project
- Owner and contact information
- Contractor
- Instructions for the owner and /or contractor to post at the property and provided to the permitting office
- QR Code for easy access to the property information in the LiensNC system

**NOTICE: A copy of the Appointment of Lien Agent form or document printed from the LiensNC website can be included in the building permit application submittal in lieu of this form and must be posted at the job site.**





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Date: \_\_\_\_\_

**LOT DISTURBANCE – STORMWATER MANAGEMENT PERMIT  
APPLICATION and REQUIREMENTS**

*You are strongly urged to obtain approval from the appropriate homeowner association before you apply for a permit and begin construction. Failure to do so could result in legal action by the association to enforce their covenants.*

LOCATION: Street Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ PIN# \_\_\_\_\_

FLOOD ZONE (circle) X AE VE CAMA AEC (circle) Estuarine – 30' / 75' Ocean Hazard – 60'/155'

Section 136-171, Lot Disturbance and Stormwater Management – Subject to the requirements of G.S. 160A-417(b), if applicable, in all town zoning districts, including all areas within the extraterritorial jurisdiction, no grading, filling, or other alteration of the topography or elevation of any unimproved lot, or demolition and clearing of improved property, nor any manmade change to any improved real estate resulting in the discharge of stormwater onto adjacent property and requiring a building permit, shall be undertaken prior to the issuance of a lot disturbance-stormwater management permit by the zoning administrator.

- (1) All applications for lot disturbance and stormwater management shall be accompanied by a survey and site plan of the proposed improvements prepared by a state licensed professional surveyor, engineer, architect or other person duly authorized by the state to prepare such plans showing the actual dimensions and shape of the lot, and showing the surveyed pre-disturbance ground elevation at the corners of the proposed structure referenced to mean sea level. The application shall also describe the disturbance or development activity which is proposed for the lot. The application and accompanying survey shall be sufficiently detailed for the zoning administrator to confirm that following construction of the proposed improvements the property will retain all stormwater generated by a 1.5 inch rain event and will not adversely affect any stormwater management system previously constructed by the town. The burden shall be on the applicant to make such a showing, and the zoning administrator, in his discretion, may request reasonable additional information to make a decision on the application.
- (2) Upon inspection, the zoning administrator shall confirm that the survey detail submitted conforms generally to the pre-disturbance condition of the lot with respect to its elevations, and that the proposed disturbance activity will not create any hazards or disturb land or lots other than that owned by the applicant or his agent. The zoning administrator shall make such notation or comments on the permit as needed to further establish the pre-disturbance topography and elevation of the lot for later use in determining the permitted height of any structures subsequently constructed on said lot.
- (3) The zoning administrator is hereby authorized to include requirements in the permit which minimize the disturbance or damage of any adjacent lots or land, including any reasonable conditions meeting current best management practices for retaining all stormwater generated by a 1.5 inch rain event.

1. **Signature accepting above conditions** \_\_\_\_\_ (required)

2. **Attach Site Plan or Survey with:**

- Proposed corners of the structure with the natural grade (pre-disturbance) elevations.  
(Note: additional spot elevations may be required if proposed building location changes for 35' height limit)
- Proposed fill, excavation and storm water management features such as drainage swales, or dry / wet detention area. (Zoning Administrator may require professional design with appropriate contour intervals)
- Zoning setbacks of: (Front and Rear yard is 25'. Side yard is 15' [20' feet on corner lot side])
- CAMA lines—(FLSNV, Ocean Hazard AEC, Public Trust 30' / Estuarine 75' and any 404 Wetlands)
- Proposed septic system location, including tank and lines
- Proposed driveways, walkways and culverts if necessary
- Flood Zone(s)
- Proposed erosion control devices (i.e. silt fence) to retain sand, soil and sediment on site.
- Proposed lot coverage

3. **Description of disturbance activity:** \_\_\_\_\_

4. Area \_\_\_\_\_ sf ( \_\_\_\_\_ %) of disturbed land.

5. Proposed site work Sub-Contractor \_\_\_\_\_

OWNER	CONTRACTOR	NC License#
Address	Address	
Tel:	Mobile	FAX

