

**CAMDEN COUNTY PLANNING DEPARTMENT  
INSPECTIONS SECTION 252-338-1919 X 227**

**Memo A**

**To:** Camden County Homebuilders  
**From:** Dan Porter, Director of Planning  
**CC:** Planning Staff  
**Date:** January 26, 2011 (Revised February 5, 2018)  
**Re:** Construction Sites & Inspections (Memo's A, B, and C)



On April 3, 2006 the Camden County Board of Commissioners amended Chapter 51 of the Camden County Code of Ordinances to require that containers for construction debris be placed at each construction site, and the work site to be clear of debris at the end of each work day.

The code now reads as follows:

**§ 51.03 STORAGE AND DISPOSAL.**

(K) *All construction sites shall have an approved construction debris container on site, with a means of covering openings to keep debris from falling or blowing out of container. All construction debris shall be placed in container at the end of each work day. Construction waste must be disposed of at disposal sites approved and permitted by the Department.*

**§ 51.99 PENALTY.**

- (A) *Any person violating this chapter shall be guilty of a misdemeanor punishable by a fine of not to exceed \$500 or imprisonment for not more than 30 days, or both. Each day's violation shall be treated as a separate offense.*
- (B) *Any person who is found in violation of this chapter shall be subject to a civil penalty of not to exceed \$500, as provided in G.S. § 153A-123. Each day's violation shall be treated as a separate offense.*
- (C) *This chapter may be enforced by equitable remedies and any unlawful condition existing or in violation of this chapter may be enforced by injunction and order of abatement in accordance with G.S. § 153A-123.*

County Building Inspectors began enforcing this requirement May 1, 2006. Some leeway may be granted in cases where 2 adjacent houses are being constructed simultaneously and sharing a large container.

Please help us keep Camden County clean by keeping up your worksites, especially of debris subject to be blown around in the wind.

Thank you very much.

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Memo B

August 16, 2004 (Revised February 5, 2018)  
Camden County Building Code Enforcement



As of this date, No C/O's, or Conditional C/O's will be issued for dwellings that do not have the final grade established, and proper drainage away from the dwelling, being 6" in the first ten (10) feet away from the house.

Annular spaces around pipes, electric cables, conduits or other openings in the walls, foundation, and exterior shall be protected against the passage of rodents by closing such opening with cement mortar, concrete masonry, silicone caulking or noncorrosive metal.

Property located within the 100 year flood zone in accordance with the applicable Flood Insurance Rate Map, there shall be three elevation certificates required: 1) Construction Drawing (at building permit application); 2) Building Under Construction (within 10 days of box/framing inspection); 3) Finished Construction (due at Final Inspection).

Flood vents shall be permanently left open, have a net free area of 1 square inch per square foot (i.e. foundation 2000 sf will require 2000 square inches of vent space). Flood vents shall not exceed 1 foot above adjacent grade and be located on exterior walls.

Foundation vents shall be within 3 foot of each corner

No corner wall, at a window or door or garage door will be less than 24 wide.

A ladder must be on site for the framing inspection and if courtesy nailing is requested.

A ladder must be on site for the Final inspection that will give us access to the attic.

All areas inside the footing/foundation area shall have the top surface scrapped to remove all vegetation and organic material (R408.9) prior to the footing being dug. Visible vegetation at the footing inspection will be cause for inspection failure.

Plans are used for pricing of permits only, and are **not** approved by this office, any and all items found during the construction process that do not conform the NC Building Code will be required to be brought to minimum Code.

SITE CARD AND PERMIT MUST BE ON SITE IN A SITE BOX

PORTA-POTTY WILL BE ON SITE BEFORE 1<sup>ST</sup> INSPECTION

TRASH CONTAINER ON SITE

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CAMDEN COUNTY PLANNING DEPARTMENT  
INSPECTIONS SECTION 252-338-1919 X 227

**Memo C (Page 1 of 3)**

CAMDEN COUNTY REQUIRED INSPECTIONS INFORMATION

**PERMIT MUST BE POSTED ON SITE**

**SITE CARD MUST BE PRESENT & IN SITE BOX**

August 16, 2004 (Revised February 5, 2018)  
Camden County Building Code Enforcement



**PERMIT MUST BE POSTED ON SITE & SITE CARD MUST BE AVAILABLE FOR INSPECTOR PRIOR TO EACH INSPECTION (Site card lists more than the required inspections). DO NOT CONCEAL ANY WORK OR PROCEED TO THE NEXT STATE OF WORK WITHOUT THE BUILDING INSPECTOR'S APPROVAL IN BOTH WRITTEN AND VERBAL COMMUNICATIONS. FAILURE TO REQUEST AN INSPECTION AT THE PROPER TIME CAN RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR AN ORDER THAT CONCEALED WORK BE EXPOSED FOR INSPECTIONS.**

**Inspection Requests.** It shall be the duty of the permit holder or his or her agent to notify the code enforcement official when work is ready for inspection and to provide access to and means for inspection of the work for any inspections that are required by this code.

**Note:** The code enforcement official makes these inspections during certain phases of construction and is not on site at all times when construction is in progress. The code official verifies code compliance and/or code defects visible and subject to discovery during the below listed inspections and spot checks numerous similar items. Nothing in the NC Administrative Code is intended to prevent partial inspections of the inspection types listed in Section 107.1 "General" as requested by the permit holder as allowed by the local inspection department. Cumulative partial inspections approved by the code official shall satisfy the same degree of readiness for inspection for viewing as described in Sections 107.1.1 through 107.1.8 of the NC Administrative Code. Not all items, such as, but not limited to, nailing of roof or other sheathing material, are always visible at framing inspection, but remain the responsibility of the permit holder to comply with the code.

- 1. Footing inspection.** Footing inspections shall 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.
- 2. Under-slab inspection, as appropriate.** Under-slab inspections, as appropriate, shall be made after all materials and equipment to be concealed by the concrete slab are completed.
- 3. Foundation inspection, crawl space.** Foundation and crawl space 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 when required.

**Note:** Foundation inspections are conducted to verify correct installation and proper bearing support. Poured concrete and masonry walls that have reinforcement steel should be inspected prior to concrete placement. Crawl space leveling, ground clearances, positive drainage and waterproofing / damp-proofing, when required, may be inspected at future inspections prior to concealment.

**Memo C (Page 2 of 3)**

CAMDEN COUNTY REQUIRED INSPECTIONS INFORMATION  
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**Courtesy Inspection #A - Floor Box Inspection - Recommended Courtesy Inspection.**

Floor box; joists and girders; call before covering, elevation certificate required if in a Flood Zone (AE), within 10 days of inspection. Crawl space fill will be inspected at this time to ensure proper height for clearance and final grade. **Elevation certificate required if in a Flood Zone, within 10 days of framing inspection.**

**Courtesy Inspection #B - Nailing - Recommended Courtesy Inspection.**

This is a convenient point to inspect the required high wind nailing patterns if the contractor does not wish to wait until the framing inspection. NCDOT states *“it is our opinion that in high wind zones the house wrap (exterior water-resistant barrier) not be in place until the framing has been approved. The framing inspection includes bracing and is the lateral strength of the nailing pattern on the 7/16" OSB sheathing that 99% of homes are being built. If the OSB is not secured, then the inspector can fail the framing and ask to see the nailing pattern so that the bracing requirement will be met to approve the building framing inspection.”*

4. **Rough-in inspection.** Rough-in inspections shall be made when all building framing and parts of the electrical, plumbing, fire protection, gas, or heating-ventilation or cooling system that will be hidden from view in the finished building have been placed but before any wall, ceiling finish or building insulation is installed.

**Note:** Plumbing, mechanical, and electrical components installed underground should be considered as rough-in inspections and may be inspected at any point during construction prior to covering.

5. **Building framing inspection.** Framing inspections shall be made after the roof, excluding permanent roof covering, wall ceiling and floor framing is complete with appropriate blocking, bracing and fire-stopping in place. You must have a ladder on site. The following items shall be in place and visible for inspection:

1. Pipes;
2. Chimneys and vents;
3. Flashing for roofs, chimneys and wall openings;
4. Insulation baffles; and
5. All lintels that are required to be bolted to the framing for support shall not be covered by any exterior or interior wall or ceiling finish material before approval. Work may continue without approval for lintels supported on masonry or concrete.

**Note:** Intent of this section is to identify a building's level of readiness and what can be visible at this stage of construction. This stage of construction is intended to review structural components. The permanent roof covering may or may not be installed prior to framing inspection. The following items should be in place and visible for inspection: pipes, chimneys and vents, flashing, and required exterior water-resistant barriers.

6. High wind nailing patterns. (Refer to courtesy inspection if contractor wishes to install house wrap prior to framing inspection)

CAMDEN COUNTY PLANNING DEPARTMENT  
INSPECTIONS SECTION 252-338-1919 X 227

**Memo C (Page 3 of 3)**

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6. **Insulation inspection.** Insulation inspections shall be made after an approved building framing and rough-in inspection and after the permanent roof covering is installed, with all insulation and vapor retarders in place, but before any wall or ceiling covering is applied.

**Note:** Insulation baffles that cannot be seen at this inspection, such as vaulted ceilings with concealed rafter cavities, should have baffles installed at rough in or framing inspection for verification.

7. **Fire protection inspection (generally not applicable to residential projects).** Fire protection inspections shall be made in all buildings where any material is used for fire protection purposes. The permit holder or his agent shall notify the inspection department after all fire protection materials are in place. Fire protection materials shall not be concealed until inspected and approved by the code enforcement official.

8. **Final inspection.** Final inspections shall be made for each trade after completion of the work authorized under the technical codes. **Final Elevation Certification due.** You must have a ladder on site.

**Note:** Each trade shall complete a final inspection giving approval to permitted work. Work required by the technical codes shall be complete before being requested. Temporary power requests are allowed prior to final inspection.

Negligence fees will be charged for (1) beginning work without a permit, (2) work that has been covered but not approved, (repeated errors of the same nature).

- Negligence Fee \$100.00
- Re-inspection Fee \$100.00

**\*\*\* ALL METAL DUCT WORK SHALL BE INSPECTED FOR PROPER SEALING PRIOR TO INSTALLATION OF INSULATION \*\*\***

**\*\*\* INSPECTION RESULTS WILL BE MARKED ON THE SITE CARD AND/OR AN INSPECTION REPORT, WE WILL NOT CALL YOU WITH RESULTS \*\*\***

**\*\*\* PORTA-POTTY REQUIRED ON SITE BEFORE THE 1<sup>ST</sup> INSPECTION, NO FACILITIES - NO INSPECTION \*\*\***

**\*\*\* ALL WATER HEATERS INSTALLED IN GARAGES ARE REQUIRED TO BE ELEVATED 18" ABOVE THE FLOOR, AS WELL AS PROTECTED FROM IMPACT \*\*\***

**\*\*\* 4" HOUSE NUMBERS ON CONTRASTING BACKGROUND MUST BE INSTALLED ON THE HOUSE. IF NOT VISIBLE FROM THE ROAD, NUMBERS SHALL ALSO BE INSTALLED ON MAILBOX, POST, OR MONUMENT. \*\*\***

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