

GRAHAM COUNTY BUILDING PERMIT REQUIREMENTS

Please be advised of following requirements related to obtaining building permits:

Item #1: No person may commence or proceed with:

- (1) The construction, reconstruction, alteration, repair, movement to another site, removal, Or demolition of any building;
- (2) The installation, extension, or general repair of any plumbing system;
- (3) The installation, extension, alteration, or general repair of any heating or cooling equipment system; or
- (4) The installation, extension, alteration or general repair of any electrical wiring, devices, appliances, or equipment Without first securing from the Inspection Department with jurisdiction over the site of the work each permit required by the North Carolina State Building Codes and other State or local law or local ordinance or regulation applicable to the work. Reference: [North Carolina Administration and Enforcement Requirement Codebook. Page seven- SECTION 303.1](#)

Item #2: A person, firm or corporation shall not install, construct, enlarge, alter, and repair, Locate, improve, convert or demolish any manufactured/mobile home in the Applicable jurisdiction, or cause the same to be done, without first obtaining a Building permit, if required locally, for such manufactured/mobile home from the Building Official. Exception: Warranty repairs do not require a permit. Reference: [State of North Carolina Regulation for Manufactured/Mobile Home Code Book. Page seven-SECTION 1.2.3](#)

Exceptions: Provided further, that no building permit shall be required under the Code or any Or any local variance thereof approved under subsection (e) for any construction, Installation, repair, replacement, or alteration costing five thousand dollars (\$5,000) Or less in any single family residence or farm building unless the work involves: the Addition, repair, or replacement of **LOAD BEARING STRUCTURES**: the addition (Excluding replacement of same size and capacity) or change in the design of plumbing; The addition, replacement or change in the design of heating, air conditioning, or Electrical wiring, devices, appliances, or equipment, the use of materials not permitted By the North Carolina Uniform Residential Building Code; or the addition (excluding Replacement of like grade of fire resistance) of roofing. Reference; [North Carolina Administration and Enforcement Requirement Codebook page 63- G.S.143-138](#)

Accessory Buildings with any dimension greater than 12 feet must meet the provisions of this code. Accessory buildings may be constructed without a masonry or concrete foundation, provided all of the following conditions are met.

1. The building shall not exceed 400 square feet or one story in height;
 2. The building is supported on a wood foundation of a minimum 2X6 OR 3X4 mudsill of approved wood as in 323
 3. The buildings are anchored to resist overturning and sliding by installing a minimum of one ground anchor at each corner of the building. The total resisting force of all anchors shall be equal to 20 psf times the plan area of the unit.
- Reference: [North Carolina Residential Code for One and Two Family Dwellings. Page 1- SECTION R-101.1](#)

PLEASE CALL 828-479-7982 WITH ANY QUESTIONS.