

Chapter 18

BUILDINGS AND BUILDING REGULATIONS*

Article I. In General

§ Secs. 18-1—18-30. Reserved.

Article II. Building Code

Division 1. Generally

- § Sec. 18-31. Adoption of Virginia Uniform Statewide Building Code.
- § Sec. 18-32. Office of building inspector established.
- § Sec. 18-33. Board of appeals.
- § Secs. 18-34—18-55. Reserved.

Division 2. Inspections and Fees

- § Sec. 18-56. Fee payment prerequisite to permit issuance.
- § Sec. 18-57. Building inspection fees—Enumeration.
- § Sec. 18-58. Same—Payment.
- § Sec. 18-59. Notification of building inspector's office prior to construction, renovation or repair; inspection and permit required; permit requirements.
- § Sec. 18-60. Violation of division a misdemeanor; fine.
- § Sec. 18-61. Right of appeal of building inspector's decision.

***Cross references**—Businesses, ch. 22; cable communications, ch. 26; community development, ch. 30; environment, ch. 42; fire prevention and protection, ch. 46; manufactured homes and trailers, ch. 50; planning, ch. 54; taxation, ch. 66; utilities, ch. 74; zoning, app. A.

State law references— Application of local ordinances; enforcement of chapter by local authorities, § 36-81; Uniform Statewide Building Code, Code of Virginia, § 36-97 et seq.; enforcement of building code, appeals from decisions of local department, inspection of buildings, Code of Virginia, § 36-105.

ARTICLE I. IN GENERAL

Secs. 18-1—18-30. Reserved.

ARTICLE II. BUILDING CODE

DIVISION 1. GENERALLY

Sec. 18-31. Adoption of Virginia Uniform Statewide Building Code.

There is hereby adopted by reference in the county the Virginia Uniform Statewide Building Code. The provisions of such code are adopted and shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings, and all other functions which pertain to the installation of systems vital to all buildings and structures and their service equipment as defined by the Virginia Uniform Statewide Building Code, and shall apply to existing and proposed buildings or structures in the county.

(Ord. of 8-13-73, § 1)

Sec. 18-32. Office of building inspector established.

There is hereby established the office of the building inspector, whose responsibility it is, as stated in chapter 1 of the Uniform Statewide Building Code, to enforce the provisions of the Virginia Uniform Statewide Building Code. The cost of enforcement may be defrayed through the levying of fees by the county as provided in Code of Virginia, § 36-105. The office shall have a building inspector who shall be appointed by the board of supervisors. The building inspector in concurrence with the chief appointing authority shall be responsible for the organization and daily operation of the office.

(Ord. of 8-13-73, § 2)

Sec. 18-33. Board of appeals.

(a) The owner of a building or structure or any other person may appeal from a decision of the building inspector refusing to grant a modification of the provisions of the building code covering the manner of construction or materials to be used in the erection, alteration or repair of a building or structure to the board of appeals. Application for appeal may be made when it is claimed that the true intent of the building code or the rules legally adopted under such code have been incorrectly interpreted, the provisions of the building code do not fully apply, or an equally good or better form of construction can be used.

(b) The board of appeals shall be appointed and function in conformance with section 116.0 of the Uniform Statewide Building Code, volume I.

(Ord. of 8-13-73, § 5)

Secs. 18-34—18-55. Reserved.

DIVISION 2. INSPECTIONS AND FEES

Sec. 18-56. Fee payment prerequisite to permit issuance.

No permit to begin work for new construction or other building operation shall be issued until the fees prescribed in this division have been paid.

(Ord. of 8-13-73, § 3)

Sec. 18-57. Building inspection fees—Enumeration.

The board of supervisors may, by ordinance or resolution, establish and from time to time amend a schedule of fees for the issuance and amendment of building permits required by the building code.

There are hereby imposed building inspection fees as follows:

Residential	\$0.15 per square foot (\$100 minimum)
All Residential Additions	\$0.15 per square foot (No minimum)
Mobile Homes (Singlewides)	\$50 Flat fee
Modular Homes	\$0.15 per sq. foot (\$100 minimum)
Moving Fees	No Fee
Churches	\$0.12 per sq. foot (\$100 minimum)
Church Additions	\$0.12 per sq. foot (No minimum)
Farm Buildings	N/A (VA Code prohibits fee)
Commercial or Industrial	\$0.12 per sq. foot (\$150 minimum)
Commercial or Industrial Additions	\$0.12 per sq. foot / No minimum
Demolition	\$30 per building
Cellular Towers	3% of cost (including labor costs)
Electric	\$30
Plumbing	\$30
Signs	\$15 (billboard & pole signs) \$25 (roof & projecting signs)
Re-Roofing	N/A
Swimming Pools	\$25 (private pool) \$75 (public pool)
Renovations	\$6 per \$1000 of cost (\$35 minimum)
Underground Storage Tank Removal	\$35 per tank

Mechanical Inspections	\$30 flat fee
------------------------	---------------

~~** Charlotte County Building Fees chart approved 1/20/09 **~~

Sec. 18-58. Same—Payment.

Building inspection fees are to be paid at the time of application for a building permit, payable to the county treasurer. All completed permits are to be forthwith delivered to the ~~county commissioner of the revenue~~ building inspector's office.

(Ord. of 2-1-82, § 2)

Sec. 18-59. Notification of building inspector's office prior to construction, renovation or repair; inspection and permit required; permit requirements.

Every person performing any construction, repairs, demolition or renovation or having anyone do any construction, repairs, or renovation in the county for him shall notify the building inspector's office before any such construction or repairs is started. Any building may be inspected at any time before completion and shall not be deemed in compliance until approved by the building inspector, but where the construction cost is less than \$500.00, the building inspection may, in the discretion of the building inspector, be waived. In order to obtain a building permit to conform with the Uniform Statewide Building Code, as authorized by Code of Virginia, § 36-97 et seq., the following requirements must be met:

- (1) *One- and two-family dwellings; qualifying farm buildings.* For one- and two-family dwellings and qualifying farm buildings the following procedure shall be observed:
 - a. Submit to the building inspector a plat drawn to scale of the septic tank, drainfields and well with an approved health permit. This subsection does not apply where town water and sewerage are used.
 - b. Submit a set of plans or blueprints drawn to scale.
 - c. Provide the building inspector adequate credentials as cited in Code of Virginia, § 54.1-1111, Virginia Contractor's Registration Law, where applicable.
 - i The contractor or owner, if the building is done by the owner, must call the building inspector for the following inspections:
 - ii Prefooting and foundation;
 - iii Completion of framing and completion of electrical, mechanical and plumbing work;
 - iv Final inspection, at which time the occupancy may be authorized.

When the contractor states that he has completed the work and the final inspection indicates compliance with all requirements of the Uniform Statewide Building Code, a certificate of approval or occupancy will be issued.

Note: A certificate of approval will not be issued unless proper inspections are made.

(2) *Structures other than dwellings and farm buildings.* All structures other than dwellings and farm buildings shall observe the following: All of the requirements listed in subsection (1) of this section, including a plan approved by a certified architect or engineer registered in the state, are required. Architect or engineer certification may be waived on small structures by the local building inspector, provided the contractor states in writing that he will comply with the Uniform Statewide Building Code.

(Ord. of 2-1-82, § 3)

Sec. 18-60. Violation of division a misdemeanor; fine.

It shall be unlawful for any person whether as owner, lessee, sublessee or occupant to erect, construct, enlarge, alter, repair, improve, remove, convert, demolish, equip, use, occupy, or maintain any one- and two-family dwelling or building in the jurisdiction or cause or permit the same to be done, contrary to or in violation of any of the provisions of this division. Any such violation shall be deemed a misdemeanor and any owner or any other person convicted of such a violation shall be punished by a fine of not more than \$2,500.00.

(Ord. of 2-1-82, § 4)

State law reference—Violations, Code of Virginia, § 36-106.

Sec. 18-61. Right of appeal of building inspector's decision.

All persons shall have the right to appeal the building inspector's decision to the board of building code appeals.

(Ord. of 2-1-82, § 5)

Chapters 19—21

RESERVED