

MONTREAT CODE OF GENERAL ORDINANCES

CHAPTER J -- BUILDING CODES

ARTICLE I: GENERAL BUILDING REGULATIONS

Section 1. Building Inspector. Such Officer or Employee as the Board may appoint shall be the Building Inspector of the Town and he/she shall possess all the powers conferred and perform all the duties prescribed by N.C. G.S. § 160A-412 and other statutes applicable thereto. He/she shall possess such further power and perform such further duties as may be prescribed by this Chapter. He/she shall receive the fees allowed by Statute. The said Inspector or his/her deputy shall have the right to enter, at all reasonable times, any building or structure within the Town, for the purpose of inspecting or in the performance of his/her duties. He/she shall make, or cause to be made, such inspection of all chimneys, flues, steam and fire openings within the Town. He/she may, when occasion requires, appoint a deputy or deputies, to perform any part of his/her duties.

Section 2. Building Permit Required. It shall be unlawful for any Person or Entity to hereafter erect, construct or build, or cause or authorize the same on any lot or parcel of land within the Town any building or structure of any kind or description, without and until such Person or Entity first submits to the Building Inspector, a duly signed and completed application for a building permit for such a building or structure. Such application is to be accompanied by plans and specifications for such a building or structure, the material to be used in such building or structure, the proposed location thereof, the purposes for which such building or structure is to be used, the cost of such a building or structure, and such other information concerning the same that will enable said Building Inspector to properly evaluate the application of such Person or Entity, to erect, build or construct such a building or structure within the corporate limits. Until such Person or Entity obtains such a permit to erect, build or construct such a building or structure as described in the application for permit, it shall be unlawful for such Person or Entity to proceed with the erection, building or construction of such a building or structure as herein provided.

Section 3. State Building Code Adopted. All rules and regulations adopted by the State of North Carolina for the proper construction and erection of all buildings as provided in the N.C. G.S. § 143-136 through 143-143.2, are hereby adopted by reference and shall control general construction the same as if set out at length herein, except as amended or modified in this Chapter.

Section 4. State Plumbing Code Adopted. All rules and regulation adopted by the State pertaining to plumbing are hereby adopted and made a part of the building code of the Town the same as if set out at length herein, except as amended or modified in this Chapter.

Section 5. Fuel Storage Tank. Any storage tank for gasoline, oil or other combustible or inflammable materials shall meet the requirements of the North Carolina Building Code and NFPA standards. The time frame to bring existing tanks into compliance with this Ordinance is five years from the date of adoption of this Ordinance.

ARTICLE II: CONDEMNATION

Section 1. Inspection of Dangerous Buildings or Structures. Whenever the Board is informed that any building or other structure, within the Town is especially dangerous in case of fire, by reason of the bad condition of walls, defective construction, decay, or other causes, or is so situated as to endanger the lives of Persons passing by or residing in the vicinity thereof, they shall forthwith require the Building Inspector, together with the Mayor, to make a survey of said building, or structure, and report to them their opinion of the same.