

Frequently Asked Questions

When do I need a bond?

In compliance with the Mecklenburg County Construction and Permit Fee Ordinance, all persons, firms or corporations doing work within Mecklenburg County are required to post a surety or cash bond with Mecklenburg County Land Use & Environmental Services. The minimum amount of the bond to be posted will be \$1,000.00 for the towns and \$2,000.00 for work in the city of Charlotte or \$2,000.00 for the entire county.

Bond Exception: A bond is not required in connection with a permit issued to the owner-occupant of a single-family dwelling for repairs, alteration or extensions of that building or its accessory building when such work does not exceed \$30,000.00.

When is a N.C. State General Contractor License required?

Any contracted work of \$30,000.00 per project or more. The only exception to this rule is if you own the property and live in it as your primary residence for a period of 12 months following the completion of the project.

When does a permit expire?

Permits expire six months (180-days) after issue date if no work has commenced. Permits also expire when work has started but discontinued for 12 months (365-days) from the last inspection date.

How do I determine what costs to include on my building permit?

The following represent typical examples of costs to be included on building permit applications:

- Design and costs associated with construction plans and specifications.
- All building construction costs, including soil exploration, excavation, backfill, compaction, shoring deep foundations and shallow foundations.
- Fixed or built-in equipment, including mechanical, electrical, and plumbing (including kitchen equipment, elevators or lift equipment)

- Special inspections and structural tests
- Interior and exterior finishes
- Costs in place: including material, labor, and equipment
- Overhead, profit and taxes

When is a permit required?

Appropriate permits are required for any building construction, alteration, or repair involving new or changed uses of property (other than ordinary repairs). EXCEPTION: Permits shall not be required for any work costing \$15,000.00 or less, unless the work involves:

- The addition, repair, or replacement of load bearing structures;
- The addition or change in the design of a plumbing system;
- The addition, replacement or change in the design of a heating or air conditioning system;
- The addition, replacement or change in the design of an electrical system;
- The use of materials not permitted by the code.

Can I do my own electrical, mechanical, and plumbing work as a home owner?

Yes, if this is your *primary residence* that you *own*, and you perform all the work yourself.

Do I need a permit for a shed or “temporary” structure?

Yes, a Zoning Use Permit is required for structures 12 feet or less in any dimension. This permit assures that the structure is located far enough from property lines and other buildings/structures. A building permit is required for anything measuring over 12 feet in any dimension.

Please view the Permitting web page at www.meckpermit.com for more detailed information regarding bonds, licensing, and permitting.

Mecklenburg County Government



Residential Permits Quick Guide

2145 Suttle Ave - Charlotte, NC 28208
980-314-CODE (2633)
www.meckpermit.com

