

BUILDING PERMIT INFORMATION

SITE PLAN REQUIREMENTS

1. The Site Plan must be drawn to scale (Bar or Graphic Scale, example 1" = 20').
2. Site Plan must show the setback lines, proposed location of the building and drive.
3. If the building is going to be placed so close to a setback line that it is not possible for the Zoning Officer to determine if the building would encroach, then the building shall be positioned or staked by a professional land surveyor licensed in the State of North Carolina.
4. Prior to the Certificate of Occupancy being issued, the Zoning Officer or the Building Inspector may require an as built survey plat. A plat used to obtain title insurance or as required by a lending institution will be acceptable as long as it contains the tax parcel identification number of the property, the set back lines, and perpendicular offset distances from either the property or set back lines. These distances should be shown on any corners of the building that are placed so closed to the setback lines that it is not possible to determine that the building is not encroaching. This may also be necessary if the corners of the property are not located on the ground by monuments as described in the deed or plat; or the Zoning Officer or Building Inspector cannot determine the setback line position.
5. Driveways shall not encroach into public rights of way except as necessary to connect the driveway with the pavement in the road. If a driveway is to cross an adjoining tract of land, an easement for the drive must be obtained. A driveway can serve no more than one tract of land or it will be considered a private road and must be approved by the Town Council as per Section 16-15 (86) of the Town of Blowing Rock Land Use Ordinance.
6. Easements for water, sewer, electrical service or other utilities should be shown on the site plan.

ITEMS NEEDED TO OBTAIN A BUIDLING PERMIT

1. The Zoning Officer must review the Site Plan first before any clearing or grading is done to the site. Once he has approved the Site Plan, a clearing, grading and building permit may be applied for.
2. If the lot is not on Town sewer, a Septic Tank Permit must be obtained. You must contact Appalachian District Health at 828-264-4995 to receive a Septic Tank Permit.
3. A Site Plan indicating the building, proposed building, additions must be submitted.
4. Building Plans (2 sets for Residential or 3 sets for Commercial), showing all aspects of construction, including; electrical, plumbing, heating/air condition etc... This plan must contain the signature of the author and date.
5. All subcontractors MUST complete the Regulation Sheets BEFORE a Building Permit can be issued.