



MECKLENBURG COUNTY  
Land Use and Environmental Services Agency  
Code Enforcement

# Special Inspections Scope

Effective date: March 1, 2007 (Revised April 14<sup>th</sup>, 2009)

## 2009 NC Building Code (1704 Special Inspections)

**1704.1 General.** Where application is made for construction as described in this section, the owner shall employ one or more special inspectors to provide inspections during construction on the types of work listed under Section 1704.1.2. The special inspector shall be a person who shall demonstrate competence, to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring special inspection. These inspections are in addition to the inspections specified in the *North Carolina Administrative Code and Policies*.

**1704.1.1 Building permit requirement.** The permit applicant shall submit a statement of special inspections prepared by the registered design professional in responsible charge in accordance with Section 106.1 as a condition for permit issuance. This statement shall include a complete list of materials and work requiring special inspections by this section, the inspections to be performed and a list of the individuals, approved agencies or firms intended to be retained for conducting such inspections.

**1704.1.2 Special Inspections requirement.**

Special inspections per Section 1704 are required for building, building components or other structures per the following:

1. Buildings or other structures listed in Table 1604.5 in Occupancy Category II if:
  - 1.1. Building height exceeds 45 feet or three stories, or
  - 1.2. The building is an Underground building per 405.1;
2. Buildings or other structures listed in table 1604.5 in Occupancy Categories III or IV;
3. Piles, piers and special foundations;
4. Retaining walls exceeding 5 feet height per 1806.2;
5. Smoke control and smoke exhaust systems;
6. Sprayed fire-resistant materials; or
7. Special case described in 1704.13.

**1704.1.3 Report requirement.** Special inspectors shall keep records of inspections. The special inspector shall furnish inspection reports to the building official, and to the registered design professional in responsible charge. Reports shall indicate that work inspected was done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report of inspections documenting required special inspections and correction of any discrepancies noted in the inspection shall be submitted periodically at a frequency agreed upon by the permit applicant and the building official prior to the start of work.

## 2009 NC Administrative Code (107.5 Special Inspections)

**107.5 Special Inspections.** Special inspections required by the building code or the building inspector shall be performed by a NC registered design professional or an inspector under his responsible charge.

**TABLE 1604.5  
OCCUPANCY CATEGORY OF BUILDINGS AND OTHER STRUCTURES**

OCCUPANCY CATEGORY	NATURE OF OCCUPANCY
I	Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to: <ul style="list-style-type: none"> <li>▪ Agricultural facilities.</li> <li>▪ Certain temporary facilities.</li> <li>▪ Minor storage facilities.</li> </ul>
II	Buildings and other structures except those listed in Occupancy Categories I, III and IV
III	Buildings and other structures that represent a substantial hazard to human life in the event of failure, including but not limited to: <ul style="list-style-type: none"> <li>▪ Covered structures whose primary occupancy is public assembly with an occupant load greater than 300.</li> <li>▪ Buildings and other structures with elementary school, secondary school or day care facilities with an occupant load greater than 250.</li> <li>▪ Buildings and other structures with an occupant load greater than 500 for colleges or adult education facilities.</li> <li>▪ Health care facilities with an occupant load of 50 or more resident patients, but not having surgery or emergency treatment facilities.</li> <li>▪ Jails and detention facilities.</li> <li>▪ Any other occupancy with an occupant load greater than 5,000.</li> <li>▪ Power-generating stations, water treatment for potable water, waste water treatment facilities and other public utility facilities not included in Occupancy Category IV.</li> <li>▪ Buildings and other structures not included in Occupancy Category IV containing sufficient quantities of toxic or explosive substances to be dangerous to the public if released.</li> </ul>
IV	Buildings and other structures designated as essential facilities, including but not limited to: <ul style="list-style-type: none"> <li>▪ Hospitals and other health care facilities having surgery or emergency treatment facilities.</li> <li>▪ Fire, rescue and police stations and emergency vehicle garages.</li> <li>▪ Designated earthquake, hurricane or other emergency shelters.</li> <li>▪ Designated emergency preparedness, communication, and operation centers and other facilities required for emergency response.</li> <li>▪ Power-generating stations and other public utility facilities required as emergency backup facilities for Occupancy Category IV structures.</li> <li>▪ Structures containing highly toxic materials as defined by Section 307 where the quantity of the material exceeds the maximum allowable quantities of Table 307.1.(2).</li> <li>▪ Aviation control towers, air traffic control centers and emergency aircraft hangars.</li> <li>▪ Buildings and other structures having critical national defense functions.</li> <li>▪ Water treatment facilities required to maintain water pressure for fire suppression.</li> </ul>