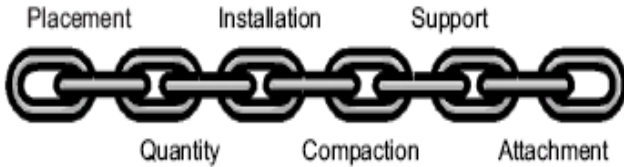


## Who should they contact about how to properly install a silt fence?

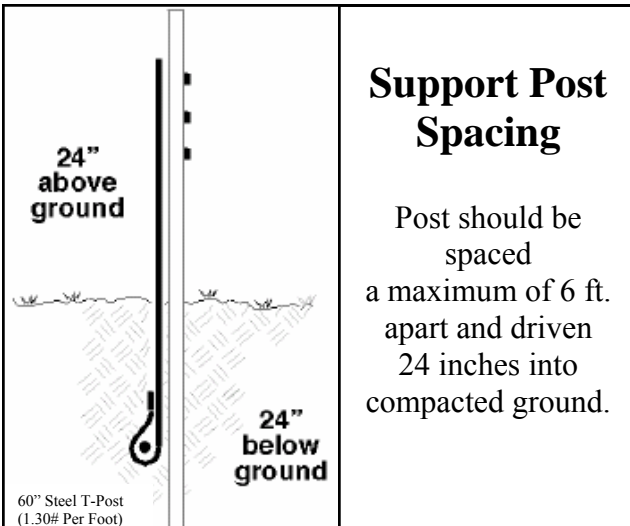
Many manufacturers of these products include instructions within each roll, however, if there are none, you can contact the NC Dept. of Environment and Natural Resources district office in Mooresville at (704) 663-1699 for further assistance.

# Silt Fence That WORKS

## Effective silt fence works like a chain.....



**Each link must work;  
if one link fails,  
the system fails**



## Support Post Spacing

Post should be spaced a maximum of 6 ft. apart and driven 24 inches into compacted ground.

## Attachment

- Steel posts - 3 ties per post in the top 8 inches of the fence, each tie hung on a post nipple, and placed diagonally.
- For wood posts, several staples per post overlaid with a lath.

## Two most common problems

- Placement issues - won't pond water or insufficient quantity for the proposed control area
- Installation issues - inadequate backfill and/or compaction

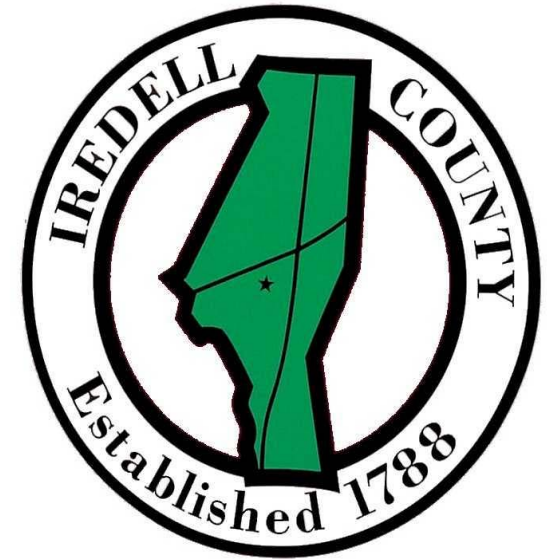
## Every silt fence should create a storage area for ponding.

- Do not install if can not create storage.
- Do not install in a V-shaped or narrow channel. Use erosion control blankets.
- Do not install in a straight line where runoff can flow around an end.
- Install on the contour to control velocity

## Tell-tale signs of effectiveness problems.

- Lack of sediment retention
- Lack of ponding after a rain event
- Solution: Inspector must look for a blowout and require replacement

# GRADING PERMITS



Department  
of  
**Planning & Development**  
349 North Center Street  
PO Box 788  
Statesville, NC 28687-0788  
(704) 878-3113 / Fax 928-2025

**PURPOSE:** Due to an increase in erosion related problems at individual lots and job sites, the Board of Commissioners approved an amendment to the Zoning Ordinance requiring grading permits for all principal structures, with the exceptions of activities relation to farming or horticulture. It was felt that in order to more adequately address erosion control during construction that a permit needed to be established that was more protective than the State's minimum code.

**FEE: \$61.80 (Residential) \$103(Commercial)**

**EFFECTIVE:** 7/01/05

**APPROVED BY:** The Iredell County Board of Commissioners on 6/21/05 and favorably recommended by the Planning Board and Staff

# What Does The Zoning Ordinance Say?

## Section 15.1 Zoning and Grading Permits Required

### 2. Grading Permit

No Building permit shall be issued for a residential dwelling or a nonresidential principal structure until a grading permit has been issued. No land shall be graded for the purpose of construction of a residential dwelling or a nonresidential principal structure, until a grading permit has been issued by the County. The County shall collect such fees for the issuance of grading permits as are authorized by the fee schedule adopted by the Board of Commissioners.

In addition to obtaining the permit; the owner, building contractor, or other responsible party shall:

- A. Control run-off as to not damage or adversely impact adjoining properties by providing silt fencing and stabilization or utilizing Low Impact Design (drainage swales, functional landscaping, etc.); and
- B. Refrain from altering the general direction of the natural drainage flow.

For the purpose of this provision, the following uses shall not be included: plowing; tilling; sowing; gardening; or other such activities in relation to farming or horticulture.

#### Time limitations on validity of permits:

A permit issued pursuant to Section 15.1A expires at six months, or any lesser time fixed by ordinance of the county, after the date of issuance if the work authorized by the permit has not commenced. If after commencement the work is discontinued for a period of 12 months, the permit immediately expires. No work authorized by a permit that has expired may thereafter be performed until a new permit has been secured.

#### Changes in work:

After a permit has been issued, no change or deviation from the terms of the application, the plans and specifications, or the permit, may be made until specific written approval of the proposed change or deviation has been obtained from the Iredell County Department of Planning & Enforcement. An exception can be made, however, if the change or deviation is clearly permissible under the State Building Code.

#### Inspections of work in progress:

As the work pursuant to a permit progresses, local inspectors shall make as many inspections of the work as may be necessary to satisfy them that it is being done according to the provisions of the applicable State and local laws, local ordinances and regulations, and terms of the permit. In exercising this power, each member of the inspection department has a right, upon presentation of proper credentials, to enter any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action.

# So, When DO I Need A Grading Permit?

#### **For Residential:**

- Mobile homes or Modulars
- Stick-built Houses
- Duplexes
- Multi-family (where applicable)

#### **For Commercial:**

- Any principal building associated with a business, industry or non-residential use
- Recreational principal uses (new ball fields, race tracks & any other land disturbing use or act, applicable under this provision)
- Public/ Semi-public principal uses (cell towers, treatment plants, sub or transfer stations & water towers)
- Schools
- Churches
- Non-profit clubs, places of assembly, etc...

# When Do I NOT Need A Grading Permit?

#### **For Residential:**

- Outbuildings
- Detached garages
- Residential swimming pools
- Rural home occupations
- Additions to homes
- Gardening, Horticulture or Farming

#### **For Commercial:**

- Any accessory building to the principal structure

**What else should I know about the Grading permit?** The owner/developer now becomes responsible for stabilizing any on-site erosion by having to put up silt fencing and utilizing any other measures necessary to prevent any run-off from adversely affecting adjoining properties (swales, functional landscaping, etc), where necessary.

#### **Who will check this or approve it?**

The County Building Inspectors can check each site upon their entry onto the property and reserve the right to withhold any further approvals based on their evaluation of the condition of the property.

#### **What on-site precautions should be taken?**

The public should be aware that if they have any considerable slope, drainage issues, or are within close proximity of other homes, then they should put up silt fencing in order to stabilize the construction site.