

Minimum Housing Information Sheet



Minimum Housing:

- 1) The purpose of the minimum housing ordinance is to promote accountability and responsibility associated with the quality of housing, not only owner occupied housing, but also to owners, occupants and tenants of rental housing. The intent of the ordinance is to provide owners, occupants and tenants with clearly defined minimum standards for all housing types. Property owners, occupants and tenants collectively share responsibility for maintaining those standards by adhering to the minimum housing guidelines established by general statute and local ordinance.
- 2) The county and each municipality has individual jurisdiction over minimum housing. Statesville, Troutman and Mooresville have code enforcement responsibility within their town or city limits. Therefore, Iredell County can only assist with Minimum Housing issues on dwellings that are outside the town or city limits of Statesville, Troutman and Mooresville.
- 3) If the dwelling you are inquiring about is within the town or city limits of Statesville, Troutman or Mooresville, please contact that jurisdiction's minimum housing or code enforcement officer:

Statesville	Christopher Hooper	704-878-3560	chooper@statesvillenc.net
Troutman	John Ganus	704-528-7600 (Town Hall)	codeadmin@troutmannnc.gov
Mooresville	Charles Whitaker	704-799-4222	cwhitaker@moorevillenc.gov

- 4) If the dwelling is in the jurisdiction of Iredell County, please take a moment to review pages 4-6 of the [Iredell County Minimum Housing Ordinance](#) (section 4-131; sub-sections A-G) to determine whether the issue you are experiencing is addressed by the ordinance. If your issue is referred to in the ordinance please download a [Minimum Housing Complaint Form](#). Iredell County Code Enforcement must have a written complaint on the Minimum Housing Complaint form – Please, no telephone calls or walk-ins.
- 5) Once received, the complaint form will be reviewed by staff, research conducted on permitting history, ownership, and extent of jurisdiction to better understand the condition of the dwelling, property, and nature of the complaint. Those findings and a copy of the complaint form will then be shared with the Inspections division to schedule a site visit by a county building code enforcement official.
- 6) Several outcomes from this inspection are possible:

Determination of no violation per the county minimum housing ordinance

No further action would be appropriate or necessary.

Determination there is a violation of the county minimum housing ordinance

See the [Iredell County Minimum Housing Ordinance](#) (section 4-133; sub-sections A-G – on pages 4-6)

Determination another authority has jurisdiction to resolve the complaint

The Minimum Housing response team will forward a copy of the complaint form and the inspector's findings to the Authority with Jurisdiction for follow-up.

- 7) In addition to there being multiple jurisdictions (towns, city & county) there are also other authorities that potentially have jurisdiction or can better assist you with the matter of concern, and may include:

Issues related to:	Department	Contact	email
Use of the Property	Iredell County Planning		
Well or Septic failure & Mosquito Control	Iredell County Environmental Health	Ronda Hart	ronda.hart@co.iredell.nc.us
Trash/ Solid Waste	Iredell County Solid Waste	Jeff Blood	jeff.blood@co.iredell.nc.us
Mold	NCDHHS – Occupational & Environmental Epidemiology Branch	David Lipton	david.lipton@dhhs.nc.gov
Lead	NCDHHS – Occupational & Environmental Epidemiology Branch	(919) 707-5900	Contact OEE
Asbestos	NCDHHS – Occupational & Environmental Epidemiology Branch	(919) 707-5900	Contact OEE
Landlord Tenant Law	NC General Statutes		
Tenant Well Being	Iredell County DSS		Assistance Contacts

- 8) Please review all the associated material (particularly the Minimum Housing Ordinance). When preparing the [Minimum Housing Complaint Form](#) include only those items you are experiencing (or your dwelling lacks) that are included in the Iredell County Minimum Housing Ordinance. The inspector can only cite and Iredell County can only assist in resolving issues governed by the Ordinance.
- 9) As you fill-out the Minimum Housing Complaint Form please be certain to complete the location, owner and complainant information as thoroughly and accurately as possible. It may also be helpful to include attachments (such as photographs of conditions) to more thoroughly illustrate conditions within or around the dwelling.
- 10) Your completed Minimum Housing Complaint Form can be sent to Iredell County for Code Enforcement in one of 4 ways:

via email to: [Iredell County Minimum Housing Response](#)

by mail to: Iredell County Building Standards
Minimum Housing Response
PO Box 788
Statesville, NC 28687

by FAX to: 704-878-3122

or, hand delivery to: [Iredell County Building Standards](#)
349 North Center Street
office 301
Statesville, NC 28677