

Grading Permit Process

A grading permit shall be issued by the County prior to grading for the construction of a residential dwelling and any non-residential principal structure.

No building permit for a residential dwelling or non-residential principal structure shall be issued until a grading permit has been issued.

The permit includes at least one initial inspection and may require additional inspections throughout the duration of the project.

First inspection will be performed prior to a foundation building inspection for all residential or nonresidential principal structures.

A final inspection if needed, will take place prior to any final building inspection for a Certificate of Occupancy for all residential or nonresidential principal structures.

Further inspections can happen throughout the building process for assurance that the site complies with measures in accordance with Soil and Sediment Control requirements in Iredell County Land Development Code.

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, lakes, and natural watercourses 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 Residential Principle Structures:

1. Applicant gets a grading permit.
2. Applicant contacts Iredell County Building Standards for inspection of measures to be properly installed prior to a foundation or footing inspection.
3. An additional inspection throughout the duration of the project for compliance to the code is required.
4. A final inspection may be done prior to a Certificate of Occupancy being issued.

For Non-Residential Principle Structures:

1. Applicant gets a grading permit.
2. Applicant contacts Iredell County Erosion Control for inspection of measures to be properly installed.
3. An additional inspection throughout the duration of the project for compliance to the code is required.
4. A Final Inspection may be done prior to a Certificate of Occupancy being issued.