



MECKLENBURG COUNTY
Land Use and Environmental Service Agency
Code Enforcement

Dock and Piers Permit Requirements Effective July 1, 2018

Date: November 11, 2018
To: All Customers
From: Patrick Granson, Director of Code Enforcement
Re: Dock and Piers Permit Changes Effective July 1, 2018

On June 25th, 2018, the North Carolina Department of Insurance (NCDI) with the North Carolina Building Code Council (NCBCC) approved changes to the North Carolina Administration Code, sections 106.1, and section R327 in the North Carolina Residential Code concerning Dock and Piers. This change deals with allowing exemptions for certain types of docks and piers from building permits and inspections if all conditions are met.

As further background, the following are conditions for fixed piers and floating docks.

Fixed Piers

- 1.1 Must have a maximum of **four** boat slips for a single owner of a one or two-family dwelling or two adjacent riparian owners.
- 1.2 A maximum height of **15 feet** measured from deck to mudline at any location along the pier.
- 1.3 A maximum normal pool depth of **13 feet** on lakes and ponds and a maximum mean low water depth of **7 feet** in other locations.
- 1.4 A maximum pile spacing of **8 feet** in both directions
- 1.5 A maximum of **576 square feet** for non-walkway areas.
- 1.6 A maximum boat slip length of **40 feet**.
- 1.7 A maximum roof area of **576 square feet** with an additional maximum **2-foot overhang**.
- 1.8 Constructed with no enclosed or multilevel structures.
- 1.9 Supports a boat lift with a maximum design capacity no greater than **16,000 pounds**.
- 1.10 Any Plumbing, Mechanical or Electrical work will require permits on these structures.
- 1.11 Other elements such as sea walls, retaining wall, decks, etc., which would be over land are not included within these exemptions and would require necessary permits and inspections as listed in the North Carolina State Building Code.
- 1.12 If any one of these limitations above are exceed, then full compliance with Chapter 36 of the North Carolina State Building Code will be required which includes required permits, sealed drawing by a design professional and inspections from Mecklenburg County Code Enforcement according to current North Carolina Building Codes.

Floating Dock

- 2.1 Must have a maximum of **four** boat slips for a single owner of a one or two-family dwelling or two adjacent riparian owners.
- 2.2 A maximum normal pool depth of **20 feet** for docks with guide piles on lakes and ponds and a maximum mean low water of **10 feet** for docks with guide piles in other locations.
- 2.3 A maximum boat slip length of **40 feet**.
- 2.4 Finger piers, crosswalks or other floating surfaces having a minimum width of **3 feet** to a maximum width of **6 feet**, except for single **8-foot X 16-foot** sections.
- 2.5 When constructed with a roof, the following conditions exist:
- 2.6 Ultimate design wind speed is **115mph or less**.
- 2.7 Roof load is **20 psf or less**.
- 2.8 A maximum eave height of **10 feet**.
- 2.9 A maximum roof slope of **4:12**.
- 2.10 A maximum roof area of **576** square feet with an additional maximum **2-foot** overhang.
- 2.11 A minimum boat slip width of **12 feet**.
- 2.12 A minimum floating dock width of **4 feet** along both sides of the boatslip.
- 2.13 A maximum dead load of **12 psf**.
- 2.14 Floating structures supporting roof structures are balanced or anchored to reduce the possibility of tipping.
- 2.15 Constructed with no enclosed or multilevel structures.
- 2.16 Supports a boat lift with a maximum design capacity no greater than **16,000 pounds**.
- 2.17 Any Plumbing, Mechanical or Electrical work will require permits on these structures.
- 2.18 Other elements such as sea walls, retaining wall, decks, etc., which would be over land are not included within these exemptions and would require necessary permits and inspections as listed in the North Carolina State Building Code.
- 2.19 If any one of the above limitations are exceeded, then full compliance with Chapter 36 of the North Carolina State Building Code will be required which includes the required permits, sealed drawing by a design professional and inspections from Mecklenburg County Code Enforcement according to current North Carolina Building Codes.

This exemption only applies to Mecklenburg County Code Enforcement. Additional permits may be required by the Zoning Department or towns before you can begin the construction of your project.

Any additional questions about dock, piers, and/or the criteria listed above; please call the Code Information & Resource Center (CIRC) at (980)314-2633 ext. 2114.