



MECKLENBURG COUNTY

Land Use and Environmental Services Agency Code Enforcement

Guidance Paper Private Water and Sewer Permitting

Mechanical/Plumbing

As of July 1st, 2019, Charlotte Water ceased their review and permitting process for Private Water Distribution Permitting (See attached from Charlotte Water). These systems are 2” and larger private water domestic mains serving more than one structure.

Charlotte Water retained their “Delegated Authority” for these private water systems from NCDEQ and that prevents NCDEQ from reviewing these systems. With these systems on private property, the review and permitting process defaults to Mecklenburg County Code Enforcement (MCCE). Because MCCE will be performing the review and permitting, the governing code is the current version of the NC Plumbing Code. MCCE will also review and permit private sewer laterals and mains not covered by NCDEQ Right to Construct/Permits.

Code Enforcement will review everything with the building submittal. This information can either be provided on plumbing sheets or the civil sheets. After the review is approved, a plumbing permit can be issued to the plumbing or utility contractor performing the work.

If there is a need to start before the building review, the following 2 options will provide the process for review and permitting.

Option 1 – All plats for the project have been recorded

The Plumbing or Utility contractor can submit for a standalone plumbing permit through their dashboard as an “inscope review” (neither the designer or the General Contractor can submit this). For the standalone plumbing review and permit, the following will be required at a minimum:

- A recorded plat of the property showing all parcels where work will be performed and all easements for common work crossing private property
- An approved site plan from City Planning or County Land Development, depending on site location
- Route of the water lines
- Material Spec
- Size of the pipes
- A completed Private Water/Sewer System Permitting Data Sheet for projects where the work will be installed across multiple land parcels

All property lines and any necessary easements will need to be recorded before submitting for a standalone plumbing permit. Easements will need to be shown on the plat with a statement of when they were recorded. A priority plan review will be performed to verify compliance with NC Plumbing Code prior to issuing permits.

An apartment development will typically be confined to one large parcel. One permit can be issued for the entire development for all the private water distribution system. A separate permit would be required for each sewer lateral/main that is not permitted by NCDEQ.

A townhouse development will typically require multiple permits. A permit will be issued for the “common area” under its address. If the contractor is not going to stop the installation at the townhouse property lines, a separate permit will need to be obtained for each additional address work is being performed on. The Private Water/Sewer System Permitting Data Sheet is where all affected addresses are listed with individual costs for each address.

Option 2 – Plats are not recorded

If a recorded plat(s) is not in place, the customer may apply for plumbing permits for **common areas only** through the OnSchedule process.

Requirements:

- Mandatory preliminary review meeting

At time of plan review:

- Site utility plan
- An approved site plan from City Planning or County Land Development, depending on site location
- DEQ letter (Right to Construct)
- Plan must show lots/common area
- Must show the end of the laterals and where proposed easements will go
- Provide disclaimer that work will be done at risk since recorded plat is not present
- Must have an address for the common areas in Permitting system

Inspection Requirements for Option 2

- NCDEQ/Charlotte Water Right to Construct letters or permits must be uploaded to the permit before calling for an inspection (this will define where their permitted work stops)
- Future lot lines need to be marked by stakes to represent where the common area will end.
- Layout of the pipes and the specified materials (This should be represented on the site utility plan. Materials, slope, etc)

The following applies to all paths of permitting

Please note, private fire hydrants that are fed from potable water lines will require backflow protection (typically referred to as a combo line).

Per the NCDOT formal interpretation on June 22, 2021, we can accept C900 as an acceptable material per the conditions in the interpretation.

The contractor will need to hire a 3rd party to test and certify the installation of the C900 per the manufacturer’s installation instructions and the NC Plumbing Code. Mecklenburg County Code Enforcement

does not have the ability to test these systems. We will handle this as a Register Design Professional Inspection (RDP). The RDP general process is as follows:

- The GC requests RDP inspection from his/her dashboard and checks the box that asks, “is RDP inspection?”. This will schedule an inspection for the GC (not the inspector) and the GC will get a confirmation email that it has been scheduled.
- Once the Architect or Engineer has done the inspection, he/she will upload to the permit the completed RDP Inspection Form along with a signed, sealed letter attesting that the inspection complies with the manufacturer’s installation instructions and the applicable NC Plumbing Code. These documents must be uploaded using the “My RDP inspections” tab on the left side of the screen.
- Submission of the form and letter will generate an email to the GC and to the inspector.
- The inspector reviews the form and the letter for the completeness and if it is satisfactory, results the open inspection.

The interpretation allows C900 as a material under the outlined conditions (except for materials, all other aspects of the installation will need to comply with the NC Plumbing Code). A Plumbing Permit is still required, and the Plan Review/Permitting process is unchanged.