



City Of Raleigh
NORTH CAROLINA

Land Disturbing Permit Inspections

The city code requires any land-disturbing activity over 12,000 square feet in size to have a Land Disturbing Permit prior to any land disturbing activity beginning. A permitted project will typically follow this sequence of events once a plan is approved and a permit is acquired:

A pre-construction meeting is held on site with the grading contractor and/or the developer to review the permitted requirements;

The erosion control devices, as shown on the approved erosion and sedimentation control plans, are installed by the grading contractor;

A site inspection is performed by the stormwater control inspector to insure the required devices are installed correctly before work begins;

Once the site inspection is approved, the site clearing and grading begins;

The stormwater control inspector inspects the site periodically throughout the construction process to insure the erosion control devices are in proper working order;

Periodic inspections of the site continue until all work is complete and the site is stabilized;

A final inspection is performed by the stormwater control inspector and, when approved, the project is considered complete and the permit is closed.

Watercourse Buffer Permit Inspections

The city of Raleigh lies within the Neuse River Basin and is subject to riparian surface water buffer requirements that limit development activities adjacent to creeks and streams. These buffers typically extend 50-feet from the top of a stream bank on each side of the stream. The stormwater control inspector checks permitted buffer sites to make sure that any watercourse buffers on the property are properly flagged, no prohibited activities occur in the buffer and there are no discharges of sediment into the buffer from land disturbing activity.

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Watershed Permit Inspections

Clearing and development activities in watershed protection areas are subject to special conditions and are required to obtain a permit. In Raleigh, there are three water supply watershed protection areas and they drain to the Neuse River, Falls Lake and Swift Creek. Watershed restrictions include utilizing measures to treat stormwater and limiting the amount of hard impervious surfaces such as buildings, driveways, sidewalks, etc. The stormwater control inspector checks watershed permitted sites to make sure that required measures are installed and certified and that impervious surface limits are not exceeded.

Stormwater Tracking Permits

A stormwater tracking (SWT) permit is issued to “track” the development and if necessary hold the Certificate of Occupancy on a building. There are three types of SWT permits and the type is denoted in the “Authorized Work” and /or “Conditions / Comments” sections of the land disturbing permit. The three types of SWT permits are:

BMP

Stormwater best management practices (BMPs) require an engineer’s certification. Prior to final inspection, an engineer’s certification with Form 511 (City of Raleigh Public Works Stormwater BMP As-built Certification) ([link](#)) is required to be submitted for each permanent stormwater best management practice (BMP). This is submitted to the Stormwater Control Inspector who will inspect the BMP to ensure it is fully converted and stabilized. Once the field conditions are correct, the package will be passed on to the City of Raleigh Stormwater Engineers for final review and approval. Once the City of Raleigh engineer approves the submittal, the final inspection on the Stormwater Tracking Permit can be approved, the Certificate of Occupancy can be issued and the permit is closed out.

Stand Alone

Stand Alone permits are for construction of multiple unit projects such as townhomes and apartments. As each building/unit is completed, the area around the building should be stabilized/landscaped before the Certificate of Occupancy is approved. The final inspection and approval of the Stand Alone permit to release the Certificate of Occupancy for the last unit or building cannot occur until the entire site is in compliance and complete, including establishing ground cover and approval of any required flood or permanent Stormwater BMP certifications.

Nutrient Buy down

Under the state’s Neuse River Basin nutrient management program, property owners can utilize an option make a payment for nutrient loading instead of installing a Stormwater BMP on their site that removes nutrients. This money is used by the State Ecosystem Enhancement Program to fund larger best management practices and stream improvement projects that reduce nutrients on a larger scale and provide more nutrient removal at a lower cost. The payment must be confirmed before the permit can be closed.

Questions and comments? Contact the Stormwater Management Division at (919) 996-3940 or [e-mail](#) us.

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