

GREENE COUNTY BUILDING ENFORCEMENT ORDINANCE

Section 1. Title

Greene County Building Codes Enforcement Ordinance.

Section 2. Purpose

The purpose of this ordinance is for the enforcement of the North Carolina State Building Code (hereinafter referred to as the Code) in order to protect the health, safety, and general welfare of the residents of Greene County and all contracted municipalities.

Section 3. Scope

The provisions of this article and the regulatory codes adopted by this article shall apply to the:

- A. Location, design, materials, equipment, construction, reconstruction, alteration, repair, maintenance, moving, demolition, removal, use and occupancy of every building or structure or any appurtenances connected or attached to such building or structure;
- B. Installation, erection, alteration, repair, use and maintenance of plumbing systems consisting of house sewers, building drains, waste and vent systems, hot and cold water supply systems, and all appurtenances thereof;
- C. Installation, erection, alteration, repair, use and maintenance of mechanical systems consisting of heating, air conditioning, ventilating, and refrigeration systems, fuel burning equipment, and appurtenances thereof;
- D. Installation, erection, alteration, repair, use and maintenance of electrical systems and appurtenances thereof;
- E. Installation, erection, alteration, repair, use and maintenance of piping and tubing for gas and fuel burning systems.

Section 4. Authority

North Carolina General Statutes §§ 153A- 121; 160D-101 and 1101-1130.

Section 5. Adoption of Code

The current edition of the North Carolina State Building Code is adopted as the Building Code of Greene County. Any future revisions, amendments, or additions to the State Code shall be incorporated into this ordinance. For the purposes of this ordinance, the North Carolina State Building Code includes, but is not limited to, the following:

- Building Code
- Law and Administrative Code
- Residential Code
- Plumbing Code
- Electrical Code
- Mechanical Code
- Fuel and Gas Code
- National Electrical Code
- Energy Code
- Regulations for Mobile Homes and Modular Housing
- Accessibility Code
- Rehabilitation Code

Section 6. Jurisdiction

- A. The jurisdiction for codes listed in Section 5 shall be the entire planning jurisdiction of Greene County.
- B. The County shall also have jurisdiction to enforce the code in any municipality which requests, and receives approval by the Greene County Board of Commissioners, for the County's enforcement of this ordinance within its planning jurisdiction. The municipality must also adopt this ordinance.

Section 7. Amendments to Codes

Amendments to the regulatory codes adopted by reference in this division, which are from time to time adopted and published by the agencies or organizations referred to in this division, shall be effective in the county at the time such amendments are deemed effective by the North Carolina State Building Code Council.

Section 8. Compliance with Codes

- A. All buildings or structures that are constructed, reconstructed, erected, altered, extended, enlarged, repaired, demolished, or moved after the effective date of this ordinance, shall conform to the requirements, minimum standards, and other provisions of the North Carolina State Building Code.

- B. Every building or structure intended for human habitation, occupancy, or use shall have plumbing systems or plumbing fixtures installed, constructed, altered, extended, repaired, or reconstructed in conformance with the minimum standards, requirements and other provisions of the North Carolina State Plumbing Code. All plumbing systems shall be connected to a sanitary sewer system or other disposal system that has been approved by the county health department.
- C. All mechanical systems consisting of heating, air conditioning, ventilating, gas, refrigeration systems, fuel-burning equipment, and appurtenances shall be installed, erected, altered, repaired, used and maintained in accordance with the minimum standards, requirements and other provisions of the North Carolina State Mechanical and Gas Codes.
- D. All electrical wiring, installations and appurtenances shall be erected, altered, repaired, used, and maintained in accordance with the minimum requirements and other provisions of the North Carolina State Electrical Code.

Section 9. Exemptions

The following activities are exempt from the provisions of this ordinance:

- A. The provisions of this ordinance shall not apply to farm use buildings located on a bona fide farm; however, all trade permits (electrical, mechanical, plumbing, etc.) are still required. When questions arise as to whether or not use of certain lands constitute bona fide farming, the Chief Code Enforcement Officer shall consult with County Extension Services and the USDA-Farm Services Administration.
- B. Equipment for storing, handling, transporting and utilizing liquefied petroleum gases for fuel purposes.
- C. Equipment or facilities, other than buildings, of a public utility, as defined in N.C.G.S. § 62-3, or of an, electrical or telephone membership corporation, including poles, towers and other structures supporting electric or communication lines.
- D. Residential buildings with any dimensions that do not exceed 12 feet.
- E. Nonstructural residential repairs or alterations costing fifteen thousand dollars (\$15,000) or less in any single-family residence or farm building unless the work involves any of the following:
 - 1. The addition, repair, or replacement of load-bearing structures. However, no permit is required for replacement of windows, doors, exterior siding, or the pickets, railings, stair treads, and decking of porches and exterior decks.

2. The addition or change in the design of plumbing. However, no permit is required for replacements otherwise meeting the requirements of this subsection that do not change size or capacity.
 3. The addition, replacement, or change in the design of heating, air-conditioning, or electrical wiring, devices, appliances, or equipment, other than like-kind replacement of electrical devices and lighting fixtures.
 4. The use of materials not permitted by the North Carolina Residential Code for One- and Two-Family Dwellings.
 5. The addition (excluding replacement) of roofing.
- F. Any other structures that may be exempted by the North Carolina General Statutes.

Section 10. Severability

If any section, specific provision, or standard of this ordinance is found by a court of competent jurisdiction to be invalid for any reason, the decision of the court shall not affect the validity of any other section, provision, or standard of this ordinance except the provision in question. The other portions of this ordinance not affected by the decision of the court shall remain in full force and effect.

Section 11. Creation of Inspections Department

A Greene County Inspections Department is created which consists of one or more inspectors who may be given the titles of building inspector, electrical inspector, plumbing inspector, mechanical inspector, fire prevention inspector, deputy or assistant inspector, or any other title that is generally descriptive of the duties assigned. The Department may be headed by a Chief Code Enforcement Officer.

Section 12. Duties of Inspections Department

- A. General. The Inspections Department shall receive applications for permits, issue or deny permits, conduct necessary inspections, issue or deny certificates of occupancy, issue orders to correct violations, revoke permits, perform inspections for possible structure condemnation, bring judicial actions against actual or threatened violations, keep adequate records, and take any other actions that may be required in order to enforce the Code.
- B. Records and Reports.
 1. The Inspections Department shall keep complete, accurate records in convenient form of all applications received, permits issued, inspections

and re-inspections made, defects and violations found, certificates of occupancy granted, and other actions of the Department, pursuant to the North Carolina Department of Cultural Resources Records Retention and Disposition Schedule.

2. Periodic reports shall be submitted to the Greene County Board of Commissioners and to the Commissioner of Insurance, as required.
- C. Registration of Contractors. Prior to performing work in Greene County's jurisdiction, every person carrying on the business of building contractor, plumbing contractor, mechanical contractor, or electrical contractor within the County shall register at the office of the inspections Department, giving name, place of business and address, and state contractor's license number.

Section 13. Inspectors

- A. Qualifications of Inspectors. Greene County shall employ only those inspectors to enforce the State Building Code who have one of the following types of certificates issued by the North Carolina Code Officials NC General Statutes - Chapter 160D Article 11 2 Qualification Board attesting to the inspector's qualifications to hold such position: (1) a probationary certificate, (2) a standard certificate, or (3) a limited certificate which shall be valid only as an authorization to continue in the position held on the date specified in N.C.G.S. § 143-151.13(c) and which shall become invalid if the inspector does not successfully complete in-service training specified by the Qualification Board within the period specified in N.C.G.S. § 143-151.13(c). An inspector holding one of the above certificates can be promoted to a position requiring a higher level certificate only upon issuance by the Board of a standard certificate or probationary certificate appropriate for such new position.
- B. Conflict of Interest. In accordance with N.C.G.S. § 1108, Greene County inspectors responsible for building inspections shall comply with N.C.G.S. § 160D-109(c). No member of an inspection department shall be financially interested or employed by a business that is financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of any building within Greene County's planning and development regulation jurisdiction or any part or system thereof, or in the making of plans or specifications therefor, unless he is the owner of the building. No member of the Inspection Department conducting building inspections shall engage in any work that is inconsistent with his or her duties or with the interest of Greene County.

Section 14. Permits Required

Unless specifically exempted in section 9 of this ordinance and Chapter 160D-1110, the following work requires permits:

- A. The construction, reconstruction, alteration, repair, movement to another site, removal, or demolition of any building or structure.
- B. The installation, extension, or general repair of any plumbing system except that in any one- or two-family dwelling unit a permit is not required for the connection of a water heater that is being replaced if:
 - 1. The work is performed by a person licensed under N.C.G.S. § 87-21 who personally examines the work at completion and ensures that a leak test has been performed on the gas piping, and
 - 2. The energy use rate or thermal input is not greater than that of the water heater that is being replaced, there is no change in fuel, energy source, location, capacity, or routing or sizing of venting and piping, and the replacement is installed in accordance with the current edition of the State Building Code.
- C. The installation, extension, alteration, or general repair of any heating or cooling equipment system.
- D. The installation, extension, alteration, or general repair of any electrical wiring, devices, appliances, or equipment, except that in any one- or two-family dwelling unit a permit is not required for repair or replacement of electrical lighting fixtures or devices, such as receptacles and lighting switches, or for the connection of an existing branch circuit to an electric water heater that is being replaced if all of the following requirements are met:
 - 1. With respect to electric water heaters, the replacement water heater is placed in the same location and is of the same or less capacity and electrical rating as the original.
 - 2. With respect to electrical lighting fixtures and devices, the replacement is with a fixture or device having the same voltage and the same or less amperage.
 - 3. The work is performed by a person licensed under N.C.G.S. § 87-43.
 - 4. The repair or replacement installation meets the current edition of the State Building Code, including the State Electrical Code. However, a building permit is not required for the installation, maintenance, or replacement of any load control device or equipment by an electric power supplier, as defined in N.C.G.S. § 62-133.8, or an electrical contractor contracted by the electric power supplier, so long as the work is subject to supervision by an

electrical contractor licensed under Article 4 of Chapter 87 of the General Statutes. The electric power supplier shall provide such installation, maintenance, or replacement in accordance with (i) an activity or program ordered, authorized, or approved by the North Carolina Utilities Commission pursuant to N.C.G.S. § 62-133.8 or N.C.G.S. § 62-133.9 or (ii) a similar program undertaken by a municipal electric service provider, whether the installation, modification, or replacement is made before or after the point of delivery of electric service to the customer. The exemption under this subsection applies to all existing installations.

- E. Mobile Homes. A permit is required for setting up and installation of mobile homes.
- F. Signs and Marquees. A permit is required to install signs, marquees, awnings, etc. when required in accordance with the North Carolina State Building Code.
- G. Change of Use. An inspection is required whenever the use of an existing building is changed. If the building must be altered or repaired, a permit will need to be obtained so the building may be altered or repaired in order to meet the requirements of the North Carolina State Building Codes with respect to the new use.

Section 15. Fees for Permits and Inspections

Permit fees shall be the schedule of fees adopted by the Greene County Board of Commissioners.

Section 16. Application for Building Permits

- A. Each permit application shall be filed, in writing, with the Inspections Department. All applications shall include materials listed below. Failure to submit all required materials will result in denial of the applicable permit(s).
 - 1. Name and address of the owner and, if applicable, the name and address of the authorized agent.
 - 2. Signed statement of ownership of property.
 - 3. If applicable, signed statement from owner authorizing agent to obtain requested permit(s).
 - 4. General description of the proposed work.
 - 5. Scaled drawing of work site, if required per section G below.

6. Survey of property or deed to property, if needed.
 7. Tax parcel number.
 8. If applicable, lien agent form.
 9. Any other information deemed necessary by the Inspections Department to allow for proper plan review and field inspection.
- B. Each application shall indicate the proposed use or occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building, and shall contain other pertinent information as may be required by the Inspections Department.
- C. When required by the Inspections Department, two or more copies of specifications and of drawings, drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany each application. The Inspections Department may require details, computations, stress diagrams, and other data necessary to describe the construction and basis of calculations, and they shall bear the signature of the person responsible for the design. Plans for all buildings shall indicate how required structural and fire-resistive integrity will be maintained where a penetration of a required fire-resistive wall, floor, or partition will be made for electrical, mechanical, plumbing, and communication conduits, pipes, and systems and also indicate in sufficient detail how the fire integrity will be maintained where required fire-resistive floors intersect the exterior walls.
- D. No permit shall be issued unless the plans and specifications are identified by the name and address of the author thereof.
- E. Where North Carolina law requires that plans for certain types of construction be prepared only by a registered architect or a registered engineer, no permit shall be issued unless the plans and specifications bear the North Carolina seal of a registered architect or registered engineer.
- F. Where North Carolina law requires a licensed contractor for certain types of construction, no permit shall be issued for such construction except in compliance with the law.
- G. Where necessary to determine compliance with code standards, the Inspections Department may require tests or test reports. Such tests must be made by an approved testing laboratory or other approved agency, at the expense of the applicant. Copies of test reports or the results of tests shall be kept on file in the Inspections Department.
- H. No permit shall be issued unless the Inspections Department determine that the proposed site conforms to the Subdivision Regulations of Greene County, the Zoning Ordinance of Greene County, the Manufactured Home Park Ordinance of Greene County, the Flood Damage Prevention Ordinance of Greene County, the

Greene County Soil Erosion and Sediment Control Ordinance and all other applicable Federal, State and Local laws and regulations. No permit shall be issued on a lot in a proposed subdivision until the subdivision has received final approval by the Greene County Planning Board and the subdivision map has been duly recorded in the office of the Green County Registrar of Deeds. Substandard lots of record shall be exempt from this provision provided the applicant can prove to the Inspections Department that the particular lot for which an application for permit is made was clearly defined and a deed has been duly recorded in the office of the Greene County Registrar of Deeds prior to the adoption of the amendment to the provisions of this Section by the Green County Board of Commissioners.

Section 17. Issuance of Permits

- A. If the Inspections Department is satisfied that the work described in an application for a permit and the drawings and specifications filed conform to the requirements of this Code and all other applicable State and local laws, it shall issue a permit to the applicant.
- B. The permit shall be in writing and shall contain a provision that the work to be done shall comply with the State Building Code and all other applicable State and local laws.
- C. A permit issued for the work under this Code shall expire six months after the date of issuance if the work authorized has not been commenced. If after commencement, the work is discontinued for a period of twelve months, the permit shall immediately expire. No work authorized by any permit that has expired shall be performed until a new permit has been issued.
- D. After a permit has been issued, no changes or deviations from the terms of the applications, plans and specifications, or the permit (except changes or deviations clearly permissible under the Code) shall be made until specific written approval of proposed changes or deviations has been obtained from the Inspections Department.
- E. When the Inspections Department issues a permit, it shall indicate approval in writing, on all sets of plans which have been submitted. One set of plans so approved shall be retained by the Inspections Department, and the other set or sets shall be returned to the applicant; one set of which shall be kept at the site of the work and shall be open to inspection by any authorized member of the Inspections Department. Approval of the plans shall not relieve the contractor or owner from the responsibility to correct Code violations found at any time by the Inspector. The building permit card issued by the Inspections Department shall be posted on the construction site and accessible to Building inspectors at all times until project completion.

- F. Any person may be permitted to perform building construction, electrical, plumbing, and mechanical work upon his own property, if the owner occupies the structure for at least 12 months after the work is completed, provided he first makes application for and obtains a permit from the Inspector to do the specific work contemplated, and provided the applicant satisfies the Inspector that he is competent to perform the work for which the permit is requested in a manner which will meet all statutory and ordinance requirements. If the cost of the project is thirty thousand (\$30,000.00) or more, the person must execute a verified affidavit in compliance with N.C.G.S. § 87-14(a)(1). If so satisfied, the Inspector shall issue a permit the applicant personally to perform the particular work for which the permit is granted. Such permit shall extend to the applicant only and shall not authorize the applicant to employ the services of any other person to assist him unless such other person is a qualified contractor. All work done under such permit shall be subject to regular inspection requirements and fees. No permit, except a personal permit as outlined above, shall be issued to any person, firm, or corporation unless such person, firm, or corporation is the holder of a contractor's license issued by the appropriate licensing board.

Section 18. Inspections Authorized; Right of Entry

- A. As work covered by the permit progresses, Greene County Inspectors shall make as many inspections as necessary to satisfy them that the work is being done in accordance with this Code, any other applicable State and local laws, and the terms of the permit.
- B. Authorized personnel of the Inspections Department shall have a right, to the extent provided by North Carolina law, to enter on any premises within the jurisdiction of the department at all reasonable hours for the purposes of inspection or other enforcement action, upon presentation of proper credentials. If a building permit has been obtained by an owner exempt from licensure under N.C.G.S. § 87-1(b)(2), no inspection shall be conducted without the owner being present, unless the plans for the building were drawn and sealed by an architect licensed pursuant to Chapter 83A of the General Statutes.

Section 19. Inspections Required

When required, the Inspections Department shall make at least, but not limited to, the following inspections of all work being performed under the permit and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with the law. It shall be the responsibility of the permit holder or his agent to give timely notice to the Inspections Department when the work for these inspections is ready and to schedule the applicable inspection or re-inspection.

- A. Footing Inspection. To be made after the trenches are excavated, all grade stakes are installed, all reinforcing steel supports are in place, and appropriately tied, all necessary forms are in place and braced and before any concrete is placed.
- B. Pre Under slab Inspection. To be made after all forms have been placed, all electrical, plumbing and/or heating and air conditioning facilities, all crushed stone, a vapor barrier, all reinforcing steel with supports and tied and/or welded wire fabric is installed when required but before any concrete is placed.
- C. Foundation and Pre Sub-Floor Inspection. To be made after all foundation supports and floor joist are installed.
- D. Frame Inspection and Rough In. To be made after the roof, all framing, fire-blocking, and bracing is in place and all pipes, chimneys, vents, electrical panel, electrical wire, receptacle boxes, fixture boxes, plumbing pipes, heat and air conditioning vents and all other items in place which will be covered by insulation or interior finishes.
- E. Insulation Inspection. To be made after rough-ins are complete with insulation being installed and prior to finish being applied.
- F. Final Inspection. To be made after the building or structure is completed and ready for occupancy.

Section 20. Work Not to Proceed Without Approval

Work shall not proceed on any part of the a building or structure beyond the point indicated for each inspection until written approval has been received from the Inspections Department by an inspector signing off on the relevant section of the building card posted on the job site.

Section 21. Certificate of Occupancy

Building Occupancy: A new building shall not be occupied, or a change made in the occupancy, nature, or use of a building or part of a building, until after the Inspection Department has issued a certificate of occupancy. The certificate of occupancy shall not be issued until all required service systems have been inspected for compliance with technical codes and other applicable laws and ordinances and approval by the Inspection Department.

A temporary certificate of occupancy may be issued permitting occupancy for a stated period of time for specific portions of a building or service system that the inspector finds safe for occupancy prior to final completion of the entire building or system.

Section 22. Occupancy without a Certificate

Occupying a building or structure in violation of this ordinance will constitute a misdemeanor and shall be grounds for the inspector to have utility service disconnected in accordance with the North Carolina Electrical Code.

Section 23. Utility Service

No person shall make connections from a utility, source of energy, fuel, or power to any building or system that is regulated by the technical codes until approved by the Inspection Department and a certificate of occupancy is issued per section 21. The inspector has the authority to have any unlawful utility connection disconnected in accordance with the North Carolina Electrical Code.

The inspector may authorize temporary power service to a building if, in the inspector's judgment, such service is warranted and can be provided in a safe manner. Temporary power service may be ordered to be terminated by the Inspections Department in accordance with the North Carolina Electrical Code.

Section 24. Liability for Damages

This section shall be construed to relieve from or lessen the responsibility or liability of any party owning, operating, controlling or installing any electrical wiring, devices, appliances or equipment for damages to person or property caused by any defect therein, nor shall Greene County be held as assuming any such liability by reason of the inspection authorized herein or the certificate of approval issued as herein provided.

Section 25. Stop Work Orders

Whenever any building or structure or part thereof is being constructed, reconstructed, altered, repaired, or demolished in a hazardous manner, or in substantial violation of this Code or any other applicable State or local building laws, or in a manner that endangers life or property, the inspector may order the specific part of the work that is in violation or presents such a hazard to be immediately stopped.

- A. The Stop Work Order shall be in writing, directed to the person doing the work, with a copy to the owner of the property, and shall state the specific work to be stopped, the specific reasons therefore, and the conditions under which the work may be resumed.
- B. An owner or builder may appeal a Stop Work Order. Any appeals of Stop Work Orders shall be done in accordance with N.C.G.S. § 160D-1114.
- C. Violation of a Stop Work Order shall constitute a misdemeanor.

Section 26. Revocation of Permits

In accordance with N.C.G.S. § 160D-1115, the inspector may revoke and require the return of any building permit by notifying the permit holder in writing stating the reason for the revocation. Building permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of any applicable State or local laws; or for false statements or misrepresentations made in securing the permit. Any building permit mistakenly issued in violation of an applicable State or local law may also be revoked.

Section 27. Enforcement

In any violation of this ordinance which is a misdemeanor, the County, either in addition to or in lieu of other remedies, may initiate any appropriate action or proceeding to prevent, restrain, correct, or abate the violation or to prevent the occupancy of the building involved.

Section 28. Unsafe Building Condemned

- A. In accordance with N.C.G.S. § 160D-1119, the inspector shall condemn as unsafe each building that appears to him to be especially dangerous to life because of its liability to fire, bad conditions of walls, overloaded floors, defective construction, decay, unsafe wiring or heating system, inadequate means of egress, or other causes; and he shall affix a notice of the dangerous character of the building to a conspicuous place on its exterior wall.
- B. Residential and Nonresidential Buildings or Structures. In addition to the authority granted in subsection (A) of this Section, an inspector may declare a building or structure within a community development target area to be unsafe if it meets both of the following conditions:
 - 1. It appears to the inspector to be vacant or abandoned.
 - 2. It appears to the inspector to be in such dilapidated condition as to cause or contribute to blight, disease, vagrancy, fire, or safety hazard, to be a danger to children, or to tend to attract persons intent on criminal activities or other activities that would constitute a public nuisance.
- C. If an inspector declares a building or structure to be unsafe under subsection (B) of this section, the inspector must affix a notice of the unsafe character of the structure to a conspicuous place on the exterior wall of the building. For the purpose of this section, the term “community development target area” means an area that has characteristics of an urban progress zone under N.C.G.S. § 143b-437.09, a “nonresidential redevelopment area” under N.C.G.S. § 160A-503(10), or special need of revitalization for the benefit and welfare of its citizens.

Section 29. Procedure in the Event of Failure to Take Corrective Action

In accordance with N.C.G.S. § 160D-1121, if the owner of a building that has been condemned as unsafe pursuant to N.C.G.S. § 160D-1119 fails to take prompt corrective action, the Greene County inspector shall by certified or registered mail to their last known address or by personal service give written notice:

- A. That the building or structure is in a condition that appears to meet one or more of the following conditions:
 - 1. Constitutes a fire or safety hazard.
 - 2. Is dangerous to life, health, or other property.
 - 3. Is likely to cause or contribute to blight, disease, vagrancy, or danger to children.
 - 4. Has a tendency to attract persons intent on criminal activities or other activities that would constitute a public nuisance.
- B. That an administrative hearing will be held before the inspector at a designated place and time, not later than 10 days after the date of the notice, at which time the owner will be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter.
- C. That following the hearing, the inspector may issue such order to repair, close, vacate, or demolish the building or structure as appears appropriate. If the name or whereabouts of the owner cannot, after due diligence, be discovered, the notice shall be considered properly and adequately served if a copy is posted on the outside of the building or structure in question at least 10 days prior to the hearing and a notice of the hearing is published in a newspaper having general circulation in the Greene County area of jurisdiction at least once not later than one week prior to the hearing.

Section 30. Enforcement

- A. In accordance with N.C.G.S. § 160D-1125, whenever any violation is denominated a misdemeanor under the provisions of this Article, Greene County, either in addition to or in lieu of other remedies, may initiate any appropriate action or proceedings to prevent, restrain, correct, or abate the violation or to prevent the occupancy of the building or structure involved.
- B. Removal of Building. In the case of a building or structure declared unsafe under N.C.G.S. § 160D-1119 or an ordinance adopted pursuant to N.C.G.S. § 160D-1119, Greene County may, in lieu of taking action under subsection (A) of this section,

cause the building or structure to be removed or demolished. The amounts incurred by Greene County in connection with the removal or demolition are a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as liens for special assessments provided in Article 10 of Chapter 160A of the General Statutes. If the building or structure is removed or demolished by Greene County, Greene County shall sell the usable materials of the building and any personal property, fixtures, or appurtenances found in or attached to the building. Greene County shall credit the proceeds of the sale against the cost of the removal or demolition. Any balance remaining from the sale shall be deposited with the clerk of superior court of the county where the property is located and shall be disbursed by the court to the person found to be entitled thereto by final order or decree of the court.

- C. **Additional Lien.** The amounts incurred by Greene County in connection with the removal or demolition are also a lien against any other real property owned by the owner of the building or structure and located within Greene County's planning and development regulation jurisdiction, and for cities without extraterritorial planning and development jurisdiction, within one mile of the city limits, except for the owner's primary residence. The provisions of subsection (B) of this section apply to this additional lien, except that this additional lien is inferior to all prior liens and shall be collected as a money judgment.
- D. **Nonexclusive Remedy.** Nothing in this section shall be construed to impair or limit the power of Greene County to define and declare nuisances and to cause their removal or abatement by summary proceedings or otherwise.