

DO I NEED A PERMIT FOR AN ACCESSORY BUILDING OR STRUCTURE? IS THERE A DIFFERENCE BETWEEN THE TWO?

- Note: The following information is for building permits issued under the North Carolina State Building Code. Accessory buildings and structures are still required to have a zoning permit issued by the Town of Kernersville to verify setbacks, height, utilities, etc. located on the property.
- A building permit ***is not required*** for a Residential Accessory Building if it is 12 feet or less in any dimension. An Accessory Building is defined as a building that is roofed over and more than 50 percent of its exterior walls are enclosed. Examples include garages, storage buildings, workshops, boathouses, treehouses, and similar structures.
- A Residential Accessory Building is **not required to have a permanent foundation** if it is 400 square feet or less or one story in height.
- A building permit **is required** for the following Accessory Structures (an Accessory Structure is defined as a structure that is not defined as an accessory building):
 - Decks
 - Gazebos
 - Retaining Walls
 - Detached Masonry Chimneys
 - Swimming Pools and Spas
 - Detached Carports (lightweight, portable carports not exceeding 400 square feet or 12 feet in height do not require a permit)
 - Docks, Piers, Bulkheads, and Waterway Structures