

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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Fast Track Permits

Code: 2018 Administrative Code and Policies
Section: 106

Date: March 20, 2019

Question:

May permits be issued for "fast track" construction?

Answer:

The Administrative Code formerly discussed issuance of a building permit prior to the construction plans being completed by the designer and prior to being approved by the inspection department. Such projects are referred to as "fast track" in the construction industry. Typically, such "fast track" permits are for large projects which may involve extensive site work and foundations.

While the Administrative Code no longer addresses the issue, the inspection department may issue such permits. If "fast track" type permits are issued, the inspection department should do so with careful consideration. The inspector must require that all priority permits and other up-front permits and approvals have been obtained. The inspector must confirm that the project has been defined and that preliminary construction plans have been completed. The "fast track" permit should warn the applicant of the risks and that future design must meet the State Building Code and have the applicant sign a statement to that effect.

"Fast track" permits may be issued for the up-front portions of the work, for example, site grading, excavation, or foundation. The permit for the building and its electrical, mechanical, and plumbing systems may be issued after the plans have been completed.