A common question with permitting and something that is frequently misunderstood is who can obtain a building permit. In most cases, the quick answer is:

1) A property owner who resides at the property; or
2) A contractor.

As a property owner who also resides at the property, you can obtain a building permit for any work being conducted on your place of residence. You can complete the work yourself or sub-contract some or all of the work. If the total cost of construction is equal to or greater than $30,000, you must continue to own and reside at the property for at least 365 days after the Certificate of Occupancy (CO) is issued. If the total cost of construction is less than $30,000, you are not required to own or reside at the property for 365 days after the Certificate of Occupancy (CO) is issued. If you are not the owner of the property, you may not obtain permits for work – a contractor must be used.

A contractor must possess a valid general contractor’s license with the North Carolina Licensing Board for General Contractors whenever the total cost of construction is $30,000 or greater. If the total cost of construction is less than $30,000, the contractor is not required to be licensed through the North Carolina Licensing Board. If you have any questions regarding who may do work or if you have any other permitting questions, please contact the Permit Office at (336) 727-2624.
## 2019 Area Plan Implementation Status Report Available

Every two years, the Planning and Development Services Department prepares an *Area Plan Implementation Status Report* to monitor the status of area plan recommendations. This report acts as a tool to help elected officials, City/County departments, outside organizations and the general public review the status of specific projects, prioritize work program items and budget requests, and establish capital improvement priorities. The report is designed to be user friendly, incorporating all area plan recommendations and including graphic indicators that show the status of each recommendation at a glance. The report also includes *Legacy 2030* chapter summaries to provide an overview of the functional elements included in *Legacy* and implemented through area plan recommendations. The 2019 report is available on the Planning Department website at [http://www.cityofws.org/Departments/Planning/Area-Plans](http://www.cityofws.org/Departments/Planning/Area-Plans).

## 2018 Development Summary Available

The January issue of the *Development Dashboard* report summarizing development activity in Winston-Salem and Forsyth County during 2018 is now available.

In 2018, residential and non-residential construction set 10-year high-value records for the 2nd consecutive year.

Residential permit values totaled $295 million in 2018, a $16 million increase over the previous record of $279 million set in 2017. Non-residential construction permit values in 2018 totaled $416 million, breaking the $400 million threshold for the first time. New nonresidential construction included 4.8 million square feet of new development/redevelopment. New residential development in 2018 included 676 single-family residences and 676 multifamily units.


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**Downtown Development Values 2000-2018**

Downtown Winston-Salem had another year of strong construction values in 2018. Over $238 million was invested in Downtown development in the past year, contributing to the estimated $1.9 billion invested in Downtown Winston between 2000 and 2018. Total Downtown investment values since 2000 have increased by greater than 10% each of the last 3 years, including a 14% increase in the past year.

The largest announced investments in 2018 were the new $120 million Forsyth County Courthouse, the $25 million expansion of Bailey Power Plant, the new $27 million re-development of the Pepper building, and a $39 million increase in the estimate for the Business 40 reconstruction project. As a result, the categories with the largest value increases in 2018 were in institutional, multiple use, and infrastructure projects. Downtown investment overall has increased by $650 million in the past 5 years.

Center City investment is expected to be focused in three general areas in the coming years: the Innovation Quarter, areas surrounding BB&T ballpark, and the burgeoning arts and entertainment area north of Martin Luther King, Jr. Drive, known as Industry Hill.

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**Residential ($ millions)**

- **2017:** $208,847,675
- **2018:** $295,633,440

**Non-Residential ($ millions)**

- **2017:** $100,065,590
- **2018:** $416,760,285

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**Development Dashboard**

[Area Plan Implementation Status Report](http://www.cityofws.org/Departments/Planning/Area-Plans)

[Development Dashboard](http://www.cityofws.org/Departments/planning/publications-and-maps/development-dashboard)

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