



2015-2016 General Assembly

SENATE BILL 770: North Carolina Farm Act of 2016, Sec. 13: Exclude Certain Minor Repairs From Building Permit Requirements

Committee:
Introduced by:
Analysis of: Sec. 13 of S.L. 2016-113

Date: August 2, 2016
Prepared by: Chris Saunders
Staff Attorney

OVERVIEW: *Sec. 13 of S.L. 2016-113 provides that no permit is required to conduct any construction, installation, repair, replacement, or alteration activities costing \$15,000 or less in residential and farm structures if the work is performed in accordance with the current edition of the North Carolina State Building Code and involves:*

- *Replacements of windows; doors; exterior siding; or pickets, railings, stair treads, and decking of porches and exterior decks.*
- *Plumbing replacements that do not change size or capacity.*
- *Replacement of roofing.*

This section further provides that no permit is required for:

- *Replacement of water heaters in one- or two-family dwellings, if (1) the energy use or thermal input does not exceed that of the water heater being replaced and there is no change in fuel, energy source, location, or routing or sizing of venting and piping, and (2) the work is performed by a person or employee of a company licensed by the State Board of Examiners of Plumbing, Heating, and Fire Sprinkler Contractors.*
- *Repair or replacement of dishwashers, disposals, electrical devices, or lighting fixtures in residential or commercial structures, if (1) the repair or replacement does not require addition or relocation of additional electrical wiring, and (2) the work is performed by a person or employee of a company licensed by the State Board of Examiners of Electrical Contractors.*

This section also provides that no permit is required, either under the State Building Code or any local variant, for routine maintenance of fuel dispensing pumps and other dispensing devices.

This section becomes effective October 1, 2016.

Karen Cochran-Brown
Director



S 7 7 0 - S M T Q - 1 3 9 S L - V - 4

Legislative Analysis
Division
919-733-2578