



This Bill Analysis reflects the contents of the bill as it was presented in committee.

HOUSE BILL 110: Increase Building Permit Exemption Threshold.

2021-2022 General Assembly

Committee:	House Local Government - Land Use, Planning and Development. If favorable, refer to Rules, Calendar, and Operations of the House	Date:	March 4, 2021
Introduced by:	Reps. Hanig, Brody	Prepared by:	Jonathan Zator
Analysis of:	First Edition		Committee Counsel

OVERVIEW: House Bill 110 would increase the cost threshold of a Building Code permitting exception for minor activities in single family residential and farm buildings.

CURRENT LAW: G.S. 143-138(b5) provides for a permitting exception in the Building Code. It does not require a permit for any construction, installation, repair, replacement, or alteration performed in accordance with the Building Code if the activity costs fifteen thousand dollars (\$15,000) or less in any single family residence or farm building. A permit is still required when the work involves any of the following:

- The addition, repair, or replacement of load bearing structures. This does not include replacing windows, doors, exterior siding, or the pickets, railings, stair treads, and decking of porches and exterior decks that otherwise meets the requirements of G.S. 143-138(b5).
- The addition or change in the design of plumbing. This does not include replacements that do not change size or capacity and otherwise meets the requirements of G.S. 143-138(b5).
- The addition, replacement or change in the design of heating, air conditioning, or electrical wiring, appliances, or equipment.
- The use of materials not permitted by the North Carolina Residential Code for One- and Two-Family Dwellings.
- The addition (excluding replacement) of roofing.

BILL ANALYSIS: House Bill 110 would gradually increase the cost threshold for the G.S. 143-138(b5) permitting exception by \$1,000 every October 1 from 2021 through 2025, with the threshold set at \$20,000 on October 1, 2025. The bill maintains required permitting for specified construction, installation, repairs, replacements, or alterations under the Building Code or local ordinance.

EFFECTIVE DATE: Sections 1, 2, 3, 4, and 5 of this act would be effective October 1 for the years 2021, 2022, 2023, 2024, and 2025 respectively and applies to any construction, installation, repair, replacement, or alteration on single family residences or farm buildings occurring on or after that date. The remainder of the act would be effective when it becomes law.

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