



SENATE BILL 329: Building Code Modifications.

2021-2022 General Assembly

Committee: Senate Rules and Operations of the Senate	Date: May 3, 2021
Introduced by: Sens. Jarvis, Johnson, Davis	Prepared by: Bill Patterson
Analysis of: First Edition	Staff Attorney

OVERVIEW: *Senate Bill 329 would create a number of exemptions from building permit and professional seal requirements applicable to certain commercial construction projects.*

BILL ANALYSIS: Section 1 would:

- Provide that no architectural license is required for the preparation, sale, or furnishing of plans, specifications and related data, or for the supervision of construction pursuant thereto of an institutional or commercial building that does not have a total value exceeding \$300,000 (currently \$200,000).
- Provide that the following are exempt from the requirement for a professional architectural seal:
 - A commercial building project having a total value of less than \$300,000 (currently \$200,000) and a total project area of less than 3,000 square feet.
 - Any alternation, remodeling, renovation, or repair of a commercial building with a total value of less than \$300,000, or with a total building area not exceeding 3,000 square feet in gross floor area.

Section 2 would:

- Create an exemption from permit requirements under the State Building Code or local variances thereof for any construction project in any commercial building costing \$20,000 or less unless the work involves the addition of roofing, use of materials not permitted by the State Building Code for one-and two-family dwellings, or changes to load bearing structures, plumbing design, heating, air conditioning, or electrical wiring, appliances or equipment.
- Create an exemption from State Building Code provisions requiring certain plans to be under the seal of a registered architect or engineer for work costing less than \$300,000 or as to which the total building area does not exceed 3,000 square feet in gross floor area, if the work does not alter load-bearing structures and does not involve the expenditure of public funds in excess of:
 - \$100,000 for the repair of public buildings affecting life-safety systems.
 - \$135,000 for repair of public buildings including major structural change in framing or foundation support systems, or for construction of or additions to public buildings or State-owned and operated utilities.

Section 3 would prohibit enforcement of any local ordinance, resolution, or policy requiring plans and specifications to be under the seal of a registered architect or engineer for work costing less than \$300,000 or as to which the total building area does not exceed 3,000 square feet in gross floor area, if the work does not alter load-bearing structures and does not involve the expenditure of public funds in excess of:

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- \$100,000 for the repair of public buildings affecting life-safety systems.
- \$135,000 for repair of public buildings including major structural change in framing or foundation support systems, or for construction of or additions to public buildings or State-owned and operated utilities.

Section 4 would provide that no permit is required for any construction work costing no more than \$20,000 in any commercial building unless the work involves the addition of roofing, use of materials not permitted by the State Building Code, or changes to load bearing structures, plumbing design, heating, air conditioning, or electrical wiring, appliances or equipment.

EFFECTIVE DATE: This act becomes effective October 1, 2021 and applies to construction, installation, repair, replacement, remodeling, renovation, or alteration begun on or after that date.