

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1993

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HOUSE BILL 2015

Senate Local Government and Regional Affairs Committee Substitute Adopted 6/30/94

Short Title: Building Code Exemption.

(Public)

Sponsors:

Referred to:

June 6, 1994

A BILL TO BE ENTITLED

AN ACT TO CLARIFY THAT COUNTIES AND CITIES ARE NOT REQUIRED TO REVIEW AND APPROVE RESIDENTIAL PLANS SUBMITTED PURSUANT TO THE NORTH CAROLINA STATE BUILDING CODE.

The General Assembly of North Carolina enacts:

Section 1. G.S. 153A-357(a) reads as rewritten:

"(a) (Effective until January 1, 1995) No person may commence or proceed with:

- (1) The construction, reconstruction, alteration, repair, movement to another site, removal, or demolition of any building;
- (2) The installation, extension, or general repair of any plumbing system;
- (3) The installation, extension, alteration, or general repair of any heating or cooling equipment system; or
- (4) The installation, extension, alteration, or general repair of any electrical wiring, devices, appliances, or equipment

without first securing from the inspection department with jurisdiction over the site of the work each permit required by the State Building Code and any other State or local law or local ordinance or regulation applicable to the work. A permit shall be in writing and shall contain a provision that the work done shall comply with the State Building Code and all other applicable State and local laws and local ordinances and regulations. Nothing in this section shall require a county to review and approve residential building plans submitted to the county pursuant to Section R-110 of Volume VII of the North Carolina State Building Code; provided that the county may review and approve such

1 residential building plans as it deems necessary. No permit may be issued unless the  
2 plans and specifications are identified by the name and address of the author thereof;  
3 and if the General Statutes of North Carolina require that plans for certain types of work  
4 be prepared only by a registered architect or registered engineer, no permit may be  
5 issued unless the plans and specifications bear the North Carolina seal of a registered  
6 architect or of a registered engineer. If a provision of the General Statutes of North  
7 Carolina or of any ordinance requires that work be done by a licensed specialty  
8 contractor of any kind, no permit for the work may be issued unless the work is to be  
9 performed by such a duly licensed contractor. No permit issued under Articles 9 or 9C  
10 of G.S. Chapter 143 shall be required for any construction, installation, repair,  
11 replacement, or alteration costing five thousand dollars (\$5,000) or less in any single-  
12 family residence or farm building unless the work involves: the addition, repair or  
13 replacement of load bearing structures; the addition (excluding replacement of same  
14 size and capacity) or change in the design of plumbing; the addition, replacement or  
15 change in the design of heating, air conditioning, or electrical wiring, devices,  
16 appliances, or equipment; the use of materials not permitted by the North Carolina  
17 Uniform Residential Building Code; or the addition (excluding replacement of like  
18 grade of fire resistance) of roofing. Violation of this section constitutes a misdemeanor.

19 (a) **(Effective January 1, 1995)** No person may commence or proceed with:

- 20 (1) The construction, reconstruction, alteration, repair, movement to  
21 another site, removal, or demolition of any building;
- 22 (2) The installation, extension, or general repair of any plumbing system;
- 23 (3) The installation, extension, alteration, or general repair of any heating  
24 or cooling equipment system; or
- 25 (4) The installation, extension, alteration, or general repair of any  
26 electrical wiring, devices, appliances, or equipment

27 without first securing from the inspection department with jurisdiction over the site of  
28 the work each permit required by the State Building Code and any other State or local  
29 law or local ordinance or regulation applicable to the work. A permit shall be in writing  
30 and shall contain a provision that the work done shall comply with the State Building  
31 Code and all other applicable State and local laws and local ordinances and regulations.  
32 Nothing in this section shall require a county to review and approve residential building  
33 plans submitted to the county pursuant to Section R-110 of Volume VII of the North  
34 Carolina State Building Code; provided that the county may review and approve such  
35 residential building plans as it deems necessary. No permit may be issued unless the  
36 plans and specifications are identified by the name and address of the author thereof;  
37 and if the General Statutes of North Carolina require that plans for certain types of work  
38 be prepared only by a registered architect or registered engineer, no permit may be  
39 issued unless the plans and specifications bear the North Carolina seal of a registered  
40 architect or of a registered engineer. If a provision of the General Statutes of North  
41 Carolina or of any ordinance requires that work be done by a licensed specialty  
42 contractor of any kind, no permit for the work may be issued unless the work is to be  
43 performed by such a duly licensed contractor. No permit issued under Articles 9 or 9C  
44 of G.S. Chapter 143 shall be required for any construction, installation, repair,

1 replacement, or alteration costing five thousand dollars (\$5,000) or less in any single-  
2 family residence or farm building unless the work involves: the addition, repair or  
3 replacement of load bearing structures; the addition (excluding replacement of same  
4 size and capacity) or change in the design of plumbing; the addition, replacement or  
5 change in the design of heating, air conditioning, or electrical wiring, devices,  
6 appliances, or equipment; the use of materials not permitted by the North Carolina  
7 Uniform Residential Building Code; or the addition (excluding replacement of like  
8 grade of fire resistance) of roofing. Violation of this section constitutes a Class 1  
9 misdemeanor."

10 Sec. 2. G.S. 160A-417(a) reads as rewritten:

11 "(a) **(Effective until January 1, 1995)** No person shall commence or proceed  
12 with:

- 13 (1) The construction, reconstruction, alteration, repair, movement to  
14 another site, removal, or demolition of any building or structure,
- 15 (2) The installation, extension, or general repair of any plumbing system,
- 16 (3) The installation, extension, alteration, or general repair of any heating  
17 or cooling equipment system, or
- 18 (4) The installation, extension, alteration, or general repair of any  
19 electrical wiring, devices, appliances, or equipment,

20 without first securing from the inspection department with jurisdiction over the site of  
21 the work any and all permits required by the State Building Code and any other State or  
22 local laws applicable to the work. A permit shall be in writing and shall contain a  
23 provision that the work done shall comply with the State Building Code and all other  
24 applicable State and local laws. Nothing in this section shall require a city to review  
25 and approve residential building plans submitted to the city pursuant to Section R-110  
26 of Volume VII of the North Carolina State Building Code; provided that the city may  
27 review and approve such residential building plans as it deems necessary. No permits  
28 shall be issued unless the plans and specifications are identified by the name and  
29 address of the author thereof, and if the General Statutes of North Carolina require that  
30 plans for certain types of work be prepared only by a registered architect or registered  
31 engineer, no permit shall be issued unless the plans and specifications bear the North  
32 Carolina seal of a registered architect or of a registered engineer. When any provision  
33 of the General Statutes of North Carolina or of any ordinance requires that work be  
34 done by a licensed specialty contractor of any kind, no permit for the work shall be  
35 issued unless the work is to be performed by such a duly licensed contractor. No permit  
36 issued under Articles 9 or 9C of Chapter 143 shall be required for any construction,  
37 installation, repair, replacement, or alteration costing five thousand dollars (\$5,000) or  
38 less in any single family residence or farm building unless the work involves: the  
39 addition, repair or replacement of load bearing structures; the addition (excluding  
40 replacement of same size and capacity) or change in the design of plumbing; the  
41 addition, replacement or change in the design of heating, air conditioning, or electrical  
42 wiring, devices, appliances, or equipment; the use of materials not permitted by the  
43 North Carolina Uniform Residential Building Code; or the addition (excluding

1 replacement of like grade of fire resistance) of roofing. Violation of this section shall  
2 constitute a misdemeanor.

3 (a) **(Effective January 1, 1995)** No person shall commence or proceed with:

4 (1) The construction, reconstruction, alteration, repair, movement to  
5 another site, removal, or demolition of any building or structure,

6 (2) The installation, extension, or general repair of any plumbing system,

7 (3) The installation, extension, alteration, or general repair of any heating  
8 or cooling equipment system, or

9 (4) The installation, extension, alteration, or general repair of any  
10 electrical wiring, devices, appliances, or equipment,

11 without first securing from the inspection department with jurisdiction over the site of  
12 the work any and all permits required by the State Building Code and any other State or  
13 local laws applicable to the work. A permit shall be in writing and shall contain a  
14 provision that the work done shall comply with the State Building Code and all other  
15 applicable State and local laws. Nothing in this section shall require a city to review  
16 and approve residential building plans submitted to the city pursuant to Section R-110  
17 of Volume VII of the North Carolina State Building Code; provided that the city may  
18 review and approve such residential building plans as it deems necessary. No permits  
19 shall be issued unless the plans and specifications are identified by the name and  
20 address of the author thereof, and if the General Statutes of North Carolina require that  
21 plans for certain types of work be prepared only by a registered architect or registered  
22 engineer, no permit shall be issued unless the plans and specifications bear the North  
23 Carolina seal of a registered architect or of a registered engineer. When any provision  
24 of the General Statutes of North Carolina or of any ordinance requires that work be  
25 done by a licensed specialty contractor of any kind, no permit for the work shall be  
26 issued unless the work is to be performed by such a duly licensed contractor. No permit  
27 issued under Articles 9 or 9C of Chapter 143 shall be required for any construction,  
28 installation, repair, replacement, or alteration costing five thousand dollars (\$5,000) or  
29 less in any single family residence or farm building unless the work involves: the  
30 addition, repair or replacement of load bearing structures; the addition (excluding  
31 replacement of same size and capacity) or change in the design of plumbing; the  
32 addition, replacement or change in the design of heating, air conditioning, or electrical  
33 wiring, devices, appliances, or equipment; the use of materials not permitted by the  
34 North Carolina Uniform Residential Building Code; or the addition (excluding  
35 replacement of like grade of fire resistance) of roofing. Violation of this section shall  
36 constitute a Class 1 misdemeanor."

37 Sec. 3. Chapter 387 of the 1993 Session Laws is repealed.

38 Sec. 4. This act is effective upon ratification.