

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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Guidance Paper: GS 160D-1110(c) – Application of Construction Permit Exceptions

Code: 2018 NC Administrative Code and Policies
Section: 106.1 and GS 160D-1110(c)

Date: 10/19/2023

Question #1:

Is a permit required for the replacement of windows, doors, etc. if the cost is greater than \$40,000?

Answer #1:

Yes. § 160D-1110(c) starts out by saying that no permit is required for projects costing \$40,000 or less. It then lists six things that require permits even if the cost is \$40,000 or less. In paragraph (c)(1) it states that a loadbearing structure requires a permit even if it is \$40,000 or less. It then states that windows, doors, etc. are not considered loadbearing structure when applying the statute. Windows, doors, and other items listed in § 160D-1110(c)(1) all require a permit if the cost of the project is over \$40,000.

Question #2:

Is it the intent of 160D-1110(c)(1) that deck additions, repairs, or replacement costing \$40,000 or less be exempt from permitting?

Answer #2:

No. § 160D-1110(c) only exempts the repair or replacement of deck floorboards (decking) for projects costing \$40,000 or less.

Question #3:

Is it the intent of 160D-1110(c)(1) that the repair or replacement of deck guard rails and stair treads be exempt from permits?

Answer #3:

Yes, but § 160D-1110(c) is only exempting the repair or replacement of deck guard rails and stair treads for projects costing \$40,000 or less.

The guidance and opinions contained herein are not legal advice and may not necessarily reflect the most current statutory or code language.

Question #4:

Is it the intent of 160D-1110(c)(5) that the replacement of roofing be exempt from permits?

Answer #4:

Yes, but § 160D-1110(c)(5) is only exempting the replacement of roofing and up to 15% of the total existing roof deck for projects costing \$40,000 or less. See 2018 NCRC R908.3 Roof replacement.

R908.3 Roof replacement. Roof replacement shall include the removal of existing layers of roof coverings down to the roof deck and replacement of up to 15% of the total existing roof deck. Replacement of up to 15% of the total roof deck shall not be considered structural work.

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