

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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919-647-0001**

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: 6/27/2022

Question #1:

Is a permit required for the replacement of windows, doors, etc. if the cost is greater than \$20,000?

Answer #1:

Yes. § 160D-1110(c) starts out by saying that no permit is required for projects costing \$20,000 or less. It then lists five things that require permits even if the cost is \$20,000 or less. In paragraph (c)(1) it states that a loadbearing structure requires a permit even if it is \$20,000 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 \$20,000.

Question #2:

Is it the intent of 160D-1110(c)(1) that deck additions, repairs, or replacement costing \$20,000 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 \$20,000 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 \$20,000 or less.

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