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.*