

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2013

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SENATE BILL 468
Insurance Committee Substitute Adopted 5/15/13
House Committee Substitute Favorable 6/5/13

Short Title: Align Inspections W/Installer Licensing.

(Public)

Sponsors:

Referred to:

March 28, 2013

A BILL TO BE ENTITLED

AN ACT TO SPECIFY THAT WHEN APPLIANCE INSTALLERS ARE LICENSED TO PERFORM ALL ASPECTS OF AN INSTALLATION, JUST ONE PERMIT AND INSPECTION WILL BE REQUIRED.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 153A-357 reads as rewritten:

"§ 153A-357. Permits.

(a) ~~No~~ Except as provided in subsection (a1) of this section, no person may commence or proceed with any of the following 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:

(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 except that in any one- or two-family dwelling unit a permit shall not be required for the connection of a water heater that is being replaced, provided that the work is performed by a person licensed under G.S. 87-21, who personally examines the work at completion and ensures that a leak test has been performed on the gas piping, and provided the energy use rate or thermal input is not greater than that of the water heater which is being replaced, there is no change in fuel, energy source, location, capacity, or routing or sizing of venting and piping, and the replacement is installed in accordance with the current edition of the State Building Code.

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

(4) The installation, extension, alteration, or general repair of any electrical wiring, devices, appliances, or equipment except that in any one- or two-family dwelling unit a permit shall not be required for repair or replacement of electrical lighting fixtures or devices, such as receptacles and lighting switches, or for the connection of an existing branch circuit to an electric water heater that is being replaced, provided that all of the following requirements are met:

a. With respect to electric water heaters, the replacement water heater is placed in the same location and is of the same or less capacity and electrical rating as the original.



- 1 b. With respect to electrical lighting fixtures and devices, the
2 replacement is with a fixture or device having the same voltage and
3 the same or less amperage.
4 c. The work is performed by a person licensed under G.S. 87-43.
5 d. The repair or replacement installation meets the current edition of the
6 State Building Code, including the State Electrical Code.

7 A permit shall be in writing and shall contain a provision that the work done shall comply with
8 the State Building Code and all other applicable State and local laws and local ordinances and
9 regulations. Nothing in this section shall require a county to review and approve residential
10 building plans submitted to the county pursuant to Section R-110 of Volume VII of the North
11 Carolina State Building Code; provided that the county may review and approve such
12 residential building plans as it deems necessary. No permit may be issued unless the plans and
13 specifications are identified by the name and address of the author thereof; and if the General
14 Statutes of North Carolina require that plans for certain types of work be prepared only by a
15 registered architect or registered engineer, no permit may be issued unless the plans and
16 specifications bear the North Carolina seal of a registered architect or of a registered engineer.
17 If a provision of the General Statutes of North Carolina or of any ordinance requires that work
18 be done by a licensed specialty contractor of any kind, no permit for the work may be issued
19 unless the work is to be performed by such a duly licensed contractor. No permit issued under
20 Articles 9 or 9C of G.S. Chapter 143 shall be required for any construction, installation, repair,
21 replacement, or alteration costing five thousand dollars (\$5,000) or less in any single-family
22 residence or farm building unless the work involves: the addition, repair or replacement of load
23 bearing structures; the addition (excluding replacement of same size and capacity) or change in
24 the design of plumbing; the addition, replacement or change in the design of heating, air
25 conditioning, or electrical wiring, devices, appliances, or equipment; the use of materials not
26 permitted by the North Carolina Uniform Residential Building Code; or the addition (excluding
27 replacement of like grade of fire resistance) of roofing. Violation of this section constitutes a
28 Class 1 misdemeanor.

29 (a1) A county shall not require more than one permit for the complete installation or
30 replacement of any natural gas, propane gas, or electrical appliance on an existing structure
31 when the installation or replacement is performed by a person licensed under G.S. 87-21 or
32 G.S. 87-43. The cost of the permit for such work shall not exceed the cost of any one individual
33 trade permit issued by that county, nor shall the county increase the costs of any fees to offset
34 the loss of revenue caused by this provision.

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36 **SECTION 2.** G.S. 160A-417 reads as rewritten:

37 **"§ 160A-417. Permits.**

38 (a) ~~No~~ Except as provided in subsection (a1) of this section, no person shall commence
39 or proceed with any of the following without first securing from the inspection department with
40 jurisdiction over the site of the work any and all permits required by the State Building Code
41 and any other State or local laws applicable to the work:

- 42 (1) The construction, reconstruction, alteration, repair, movement to another
43 site, removal, or demolition of any building or structure.
44 (2) The installation, extension, or general repair of any plumbing system except
45 that in any one- or two-family dwelling unit a permit shall not be required
46 for the connection of a water heater that is being replaced, provided that the
47 work is performed by a person licensed under G.S. 87-21, who personally
48 examines the work at completion and ensures that a leak test has been
49 performed on the gas piping, and provided the energy use rate or thermal
50 input is not greater than that of the water heater which is being replaced,
51 there is no change in fuel, energy source, location, capacity, or routing or

1 sizing of venting and piping, and the replacement is installed in accordance
2 with the current edition of the State Building Code.

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

5 (4) The installation, extension, alteration, or general repair of any electrical
6 wiring, devices, appliances, or equipment except that in any one- or
7 two-family dwelling unit a permit shall not be required for repair or
8 replacement of electrical lighting fixtures or devices, such as receptacles and
9 lighting switches, or for the connection of an existing branch circuit to an
10 electric water heater that is being replaced, provided that all of the following
11 requirements are met:

12 a. With respect to electric water heaters, the replacement water heater is
13 placed in the same location and is of the same or less capacity and
14 electrical rating as the original.

15 b. With respect to electrical lighting fixtures and devices, the
16 replacement is with a fixture or device having the same voltage and
17 the same or less amperage.

18 c. The work is performed by a person licensed under G.S. 87-43.

19 d. The repair or replacement installation meets the current edition of the
20 State Building Code, including the State Electrical Code.

21 A permit shall be in writing and shall contain a provision that the work done shall comply
22 with the State Building Code and all other applicable State and local laws. Nothing in this
23 section shall require a city to review and approve residential building plans submitted to the
24 city pursuant to Section R-110 of Volume VII of the North Carolina State Building Code;
25 provided that the city may review and approve such residential building plans as it deems
26 necessary. No permits shall be issued unless the plans and specifications are identified by the
27 name and address of the author thereof, and if the General Statutes of North Carolina require
28 that plans for certain types of work be prepared only by a registered architect or registered
29 engineer, no permit shall be issued unless the plans and specifications bear the North Carolina
30 seal of a registered architect or of a registered engineer. When any provision of the General
31 Statutes of North Carolina or of any ordinance requires that work be done by a licensed
32 specialty contractor of any kind, no permit for the work shall be issued unless the work is to be
33 performed by such a duly licensed contractor. No permit issued under Articles 9 or 9C of
34 Chapter 143 shall be required for any construction, installation, repair, replacement, or
35 alteration costing five thousand dollars (\$5,000) or less in any single family residence or farm
36 building unless the work involves: the addition, repair or replacement of load bearing
37 structures; the addition (excluding replacement of same size and capacity) or change in the
38 design of plumbing; the addition, replacement or change in the design of heating, air
39 conditioning, or electrical wiring, devices, appliances, or equipment; the use of materials not
40 permitted by the North Carolina Uniform Residential Building Code; or the addition (excluding
41 replacement of like grade of fire resistance) of roofing. Violation of this section shall constitute
42 a Class 1 misdemeanor.

43 (a1) A city shall not require more than one permit for the complete installation or
44 replacement of any natural gas, propane gas, or electrical appliance on an existing structure
45 when the installation or replacement is performed by a person licensed under G.S. 87-21 or
46 G.S. 87-43. The cost of the permit for such work shall not exceed the cost of any one individual
47 trade permit issued by that city, nor shall the city increase the costs of any fees to offset the loss
48 of revenue caused by this provision.

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50 **SECTION 3.** This act becomes effective July 1, 2013.