

When is a Permit Required and When Must the Work be Performed by a Licensed Contractor?

Building Contractor Required

A general contractor licensed in North Carolina must perform all work where the construction cost is in excess of \$30,000. Any person who is paid to manage a project where the construction cost is in excess of \$30,000 must be a licensed General Contractor. An unlicensed contractor may perform work where the cost is \$30,000 or less. Any person may act as their own general contractor for construction of a home, addition or accessory structure if they own the land and will personally occupy the structure for 12 months after completion.

Building Permits Required

No person shall locate, erect, construct, enlarge, alter, repair or relocate any building, or change the type occupancy without first having obtained a permit for the specific work to be done.

Building permits are not required for non-structural work where no change of use occurs and costs less than \$5000, farm buildings outside the jurisdiction of any municipality, and residential accessory structures where no dimension exceeds 12 feet.

Electrical Contractor's License Required

A licensed electrical contractor is required for all installation, construction, maintenance or repair of electrical wiring, devices, appliances or equipment. Homeowners may perform their own electrical work if they own the land and will personally occupy the structure. Wake County further requires that homeowners requesting to wire their property meet with the local electrical inspector prior to starting work.



Electrical Permits Required

An electrical permit for the specific work is required to install, alter, repair, replace or relocate any electrical material, appliances or equipment.

Plumbing, Heating, Air-Conditioning, Sprinkler License Required

A licensed plumbing, heating and air-conditioning contractor is required to alter, replace or relocate plumbing or heating and air-conditioning. Homeowners may perform their own plumbing or heating work if they own the land and will personally occupy the structure for 12 months after completion.



Plumbing, Heating, Air-Conditioning, Sprinkler Permits Required

A plumbing or heating permit is required to install, replace or relocate any plumbing, heating, air-conditioning material, appliances or equipment.



Plumbing permits shall not be required for minor repairs or replacements on the house side of a trap to an installed system of plumbing provided such repairs or replacements do not disrupt the original water supply or the waste or ventilation system. Heating and air-conditioning permits shall not be required for minor burner services or



filter replacements of warm-air furnaces or cooling systems.