



When Building Permits Are Not Required

N.C.G.S. 160A-417 – provides that no permit is required to conduct any construction, installation, repair, replacement, or alteration activities costing \$15,000 or less in residential and farm structures if the work is performed in accordance with the current edition of the North Carolina State Building Code and involves:

- Replacement of windows; doors; exterior siding; or pickets, railing, stair treads, and decking of porches and exterior decks.
- Plumbing replacements that do not change size or capacity.
- Replacement of roofing (shingle to shingle will not require a permit / shingle to metal will require a permit).

The law also provides that no permit “from any State agency” is required for:

- Replacement of water heaters in one- or two-family dwellings, if (1) the energy use or thermal input does not exceed that of the water heater being replaced and there is no change in fuel, energy source, location, capacity, or routing or sizing of venting and piping, and (2) the work is performed by a person licensed by the State Board of Examiners of Plumbing, Heating, and Fire Sprinkler Contractors.
- Repair or replacement of dishwashers, disposals, electrical devices, or lighting fixtures in residential or commercial structures, if (1) the repair or replacement does not require addition or relocation of additional electrical wiring, and (2) the work is performed by a person licensed by the State Board of Examiners of Electrical Contractors.

Note: Property owner exemption for primary residence does not apply for work stated above. All work must be done by a person licensed by the State Board of Examiners for work being performed.

Upon request, Oak Island will issue permits and inspect work for which no permit is required as a courtesy to all of Oak Island citizens.



Water Damaged Buildings

TYPICAL work required for flood damaged and/or subsequently gutted buildings:

NC Building Codes do not require for a structure to be brought up to current codes if work is equal to or exceeds 50% of the value of the structure. However, if substantial damage or substantial improvements ($\geq 50\%$ value of the structure) are proposed in areas in which CAMA and/or FEMA regulations apply, the structure will need to be brought into compliance with CAMA and/or FEMA regulations only; compliance with building codes is required for all new work performed.

Work that does not require permitting:

Repairs that are less than \$15,000.00, non-structural, does not require replacement or extension of the electrical wiring system, plumbing system or HVAC system, do not require permits or inspections. However all work must be done to code and by a qualified licensed contractor; homeowner exemption does not apply for primary residence; See Town of Oak Island MEMO — When Building Permits Are Not Required.

Such work may include, but not limited to:

- Replacement of windows and/or doors
- Replace/repair siding and/or roofing, boxing, and misc. trim.
- Replacement of roofing (shingle to shingle will not require a permit / shingle to metal will require a permit)
- Replace insulation & sheetrock
- Replace floor covering
- Replacement of light fixtures, switches, and/or outlets
 - Water damage to any components of an electrical system must be repaired by a licensed electrician and inspected by an electrical inspector.
- New plumbing fixtures, including water heater if same size, fuel source and heating capacity
- Repair misc. non-structural rotted/damaged wood
- Replacement of deck boards only
 - Replacement of joist or girders is structural and requires a permit.
- Replacement of guardrails and/or handrails
- Stair treads
 - Replacement of stair stringers or landings is structural and requires a permit.

Alterations done in conjunction with repairs [walls moved or modified] must be permitted, inspected and must meet all provisions of the current technical codes:

- Building Code — all construction in new walls and new spaces enclosed by those new walls must meet current codes, including insulation, egress, and trades.
- Building Code — headers and/or wall framing modified to allow new windows/doors
- Electrical Code — electrical wiring in new walls and new spaces; all finished and rough wiring must meet current codes
- Mechanical Code — mechanical work; all finished and rough mechanical work must meet current codes
- Plumbing Code — plumbing work; all finished and rough plumbing must meet current codes, including water service lines and building sewer lines to the Town service taps.