

Permit Required List

Rev.10/10/21



This document is for guidance only and is subject to change upon legislative and/ or state code changes. Each project has its own unique circumstances and may change if a permit is required or not. **This is not an all-inclusive list.** All work listed in the North Carolina Technical Building Codes requires permits unless otherwise stated by North Carolina General Statute 160D- 1110 (*permits that are not required per NCGS are outlined in the appropriate sections below*). Inspections are required per North Carolina Administrative Code section 107.1.

- *North Carolina Residential Code* regulates detached single-family homes, duplexes, and townhomes (three stories or less).
- *North Carolina Building Code* regulates everything except detached single-family homes, duplexes, and townhomes.

The following lists follows the code identifiers in relation to the permit. I.E. an apartment re-model will be a commercial building permit.

Some permits listed as “Not Required” may be required if located within the Fire District.

Not required does not negate any other law, regulation, or ordinance that may govern the project.

Commercial projects require a plan review before permits are issued.

The City of Fayetteville does a quasi- plan review for residential.

Residential Permits

- **Footings:** Yes. Repairs require a structural engineer document on how to repair.
- **Foundation:** Yes. Repairs require a structural engineer document on how to repair.
- **Slab:** Yes. Repairs require a structural engineer document on how to repair.
- **Floor:** (structural and flooring) Yes: Repairs require a structural engineer document on how to repair if repairing floor girders. Floor coverings (carpet, tile, ETC.): Not Required
- **Decks:** Yes. Repairs to the structural framing: Yes. Repair/ replacing flooring boards: Not Required
- **Walls:** (load-bearing) Yes: The inspections department may require a structural engineer document on how to repair depending on wall construction (I.E. balloon framing, fire-rated wall, vehicle impact, ETC.).
 - ❖ Permits are not required for non-load bearing walls, where the total cost of complete construction for the project is *\$40,000 or less*. Any mechanical, electrical, or plumbing in the wall will require a permit for the relevant work and a building permit for the wall.
- **Roof:** Permits are required for any load-bearing or structural system. Repairs to load-bearing structural system requires a structural engineer document on how to repair.
 - ❖ Roof covering replacements with a total project construction cost of *\$40,000 or less* and is not new or an addition.

- **Retaining Walls:** Yes if one of the following applies and must be engineered:
 - ❖ Height of 48 inches or more
 - ❖ Retains 48 inches or more of backfill
 - ❖ Crosses property lines
 - ❖ Supports a building or accessory structure. Support refers to either building is on the wall or within its load retention area.
- **Insulation:** Yes
- **Windows and Door replacement:** No
 - ❖ Permit is required if window/ door replacement requires wall to be re-framed.
- **Fence:** Building permit is not required however, a Zoning permit is.
- **Paint:** Only required if part of a fire-rated assembly/ wall.
 - ❖ Exterior paint in historic district will require a Certificate Of Appropriateness
- **Exterior Siding:** Not required unless required to be fire-resistance rated.
- **Electrical Wiring:** Yes
- **Electrical Service Upgrade/ Repair:** Yes
- **Electrical Panel Boxes:** Yes
- **Electrical Devices:** (receptacles, switches, lighting fixtures) Yes
 - ❖ A permit is not required if it is a replacement being installed by a NC licensed electrical contractor and does *not* increase in electrical rating or capacity.
- **Electrical Fuses and Breakers:** Yes
 - ❖ A permit is not required if replacement is installed by a NC licensed electrical contractor.
- **Solar Panels:** Yes, requires plan review
- **Generator:** Yes
- **Exhaust Fans:** Yes
- **Heating and Cooling Appliances:** Yes
- **Heating and Cooling Ductwork:** Yes
- **Gas Appliances:** Yes* (see water heater)
- **Gas Piping:** Yes
- **Residential Boiler, Radiator Piping, and Radiator:** Yes
- **Residential Fire Sprinklers:** Yes
- **Plumbing Irrigation Backflow Prevention Device:** Yes
- **Plumbing Water and Sewer Backflow Prevention Device:** Yes
- **Plumbing Water Piping:** Yes
 - ❖ Repairs do not require a permit if performed by a NC licensed plumbing contractor.
- **Plumbing Drain, Waste, and Venting Piping:** Yes
 - ❖ Repairs do not require a permit if performed by a NC licensed plumbing contractor.
- **Water Heater:** Yes
 - ❖ A permit is not required for replacing a water heater if all of the following are met:
 - i. Installed by licensed plumbing contractor and a licensed electrical contractor (if applicable),
 - ii. No change in energy use rate or thermal input is not greater than the water heater being replaced,
 - iii. No change in fuel or energy source,
 - iv. No change in location,
 - v. No change in capacity,
 - vi. No change in routing or size of venting and piping and,
 - vii. Must meet the requirements of current code

- Liquid Propane tanks are regulated by the North Carolina Department of Agriculture
- Water Wells are regulated by local health department
- Septic tanks are regulated by local health department

Commercial Permits

- **Footings:** Yes. Repairs require a structural engineer document on how to repair.
- **Foundation:** Yes. Repairs require a structural engineer document on how to repair.
- **Slab:** Yes. Repairs require a structural engineer document on how to repair.
- **Floor:** (structural and flooring) Yes: Repairs require a structural engineer document on how to repair if repairing floor girders. Floor coverings (carpet, tile, ETC.): Yes
- **Decks:** Yes. Repairs to the structural framing: Yes. Repair/ replacing flooring boards: Not Required
- **Walls:** (load-bearing) Yes: The inspections department may require a structural engineer document on how to repair depending on wall construction or significant damage (I.E. balloon framing, fire-rated wall, vehicle impact, ETC.).
 - ❖ Permits are not required if it is a non-load bearing wall and total construction costs of project is \$40,000 or less. Any mechanical, electrical, or plumbing in the wall will require a permit for the relevant work and a building permit for the wall.
- **Roof:** Permits are required for any load-bearing or structural system. Repairs to the load-bearing structural system requires a structural engineer document on how to repair.
- **Roof Coverings:** If new construction or addition, yes. If replacing roof covering and total construction cost is \$40,000 or less, no.
- **Retaining Walls:** Yes if one of the following applies and must be engineered:
 - ❖ Height of 60 inches or more
 - ❖ Retains 60 inches or more of backfill
 - ❖ Crosses property lines
 - ❖ Supports a building or accessory structure. Support refers to either building is on the wall or within its load retention area.
- **Insulation:** Yes
- **Windows and Doors:** Yes; Replacements, No
 - ❖ Permit is required for replacement if any of the following applies:
 - Fire-rated wall or assembly,
 - Door/ window is an accessible egress element,
 - Door/ window requires safety glazing
- **Fence:** Building permit is not required however, a Zoning permit is.
- **Paint:** Only required if part of a fire-rated assembly/ wall or bathroom.
 - ❖ Exterior paint in historic district will require a Certificate Of Appropriateness
- **Exterior Siding:** Not required unless required to be fire-resistance rated.
- **Accessible Parking:** Yes
- **Electrical Wiring:** Yes
- **Electrical Conduit:** Yes

- **Electrical Service Upgrade/ Repair:** Yes
- **Electrical Panel Boxes:** Yes

- **Electrical Devices:** (receptacles, switches, lighting fixtures) Yes
 - ❖ Replacements do not require a permit if installed by a NC licensed electrical contractor.
- **Parking Lot and Outside Lighting:** Yes
- **Electrical Fuses and Breakers:** Yes
 - ❖ A permit is not required if replacement is installed by a NC licensed electrical contractor.
- **Solar Panels:** Yes
- **Generator:** Yes
- **Exhaust Fans:** Yes
- **Commercial Cooking Hoods:** Yes
- **Commercial Cooking Appliances:** Yes
- **Heating and Cooling Appliances:** Yes
- **Heating and Cooling Zone Dampers, VAV, and Duct Heaters:** Yes
- **Heating and Cooling Ductwork:** Yes
- **Heating and Cooling Smoke Duct Detectors:** Yes
- **Outside Air for Building:** Yes
- **Gas Appliances:** Yes
- **Gas Piping:** Yes
- **Radiator Piping, and Radiator:** Yes
- **Hydronic Piping:** Yes
- **Hydronic Appliances:** Yes
- **Plumbing Irrigation Backflow Device:** Yes
- **Plumbing Water and Sewer Backflow Prevention Device:** Yes
- **Plumbing Water Piping:** Yes
- **Plumbing Drain, Waste, and Venting Piping:** Yes
- **Water Heater:** Yes
- **Fire Sprinkler Systems:** Yes
- **Fire Alarms and other Fire Prevention Systems:** Yes
- **Signs:** Ground signs 6 feet or over and Pole signs require a building permit and any electrical will require an electrical permit. Zoning permits are required for all signs. Any increase to the load or damage to the foundation or structural system of a sign will require an engineer document.

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- Water Wells are regulated by local health department
- Septic tanks are regulated by local health department
- Commercial Boilers are regulated by the North Carolina Department of Labor
- Elevators are regulated by the North Carolina Department of Labor