

ADOPTED



NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
House Bill 850

AMENDMENT NO. A1
(to be filled in by
Principal Clerk)

H850-ABG-28 [v.1]

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Amends Title [NO]
First Edition

Date _____, 2023

Representative Brody

1 moves to amend the bill on page 3, line 3, through page 5, line 26, by rewriting the lines to read:

2 "SECTION 7. G.S. 160D-1110, as amended by Section 16 of S.L. 2023-46, reads as
3 rewritten:

4 "§ 160D-1110. **Building permits.**

5 (a) Except as provided in subsection (c) of this section, no person shall commence or
6 proceed with any of the following without first securing all permits required by the State Building
7 Code and any other State or local laws applicable to any of the following activities:

8 (1) The construction, reconstruction, alteration, repair, movement to another site,
9 removal, or demolition of any building or structure.

10 (2) The installation, extension, or general repair of any plumbing system, except
11 that in any one- or two-family dwelling unit a permit is not required for the
12 connection of a water heater that is being replaced if (i) the work is performed
13 by a person licensed under G.S. 87-21 who personally examines the work at
14 completion and ensures that a leak test has been performed on the gas piping
15 and (ii) the energy use rate or thermal input is not greater than that of the water
16 heater that is being replaced, there is no change in fuel, energy source,
17 location, capacity, or routing or sizing of venting and piping, and the
18 replacement is installed in accordance with the current edition of the State
19 Building Code.

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

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

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



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- 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 (1) ~~However, Notwithstanding subsection (a) of this section,~~ a building permit is not
8 required for the installation, maintenance, or replacement of any load control device or equipment
9 by an electric power supplier, as defined in G.S. 62-133.8, or an electrical contractor contracted
10 by the electric power supplier, so long as the work is subject to supervision by an electrical
11 contractor licensed under Article 4 of Chapter 87 of the General Statutes. The electric power
12 supplier shall provide the installation, maintenance, or replacement in accordance with ~~(i) an~~
13 either of the following:
- 14 (1) An activity or program ordered, authorized, or approved by the North Carolina
15 Utilities Commission pursuant to G.S. 62-133.8 or ~~G.S. 62-133.9 or (ii) a~~
16 G.S. 62-133.9.
- 17 (2) A similar program undertaken by a municipal electric service provider,
18 whether the installation, modification, or replacement is made before or after
19 the point of delivery of electric service to the customer. ~~This exemption~~
20 applies to all existing installations.
- 21 ...
- 22 (h) No local government shall withhold a building permit or certificate of occupancy that
23 otherwise would be eligible to be issued under this section to compel, with respect to another
24 property or parcel, completion of work for a separate permit or compliance with land-use
25 regulations under this Chapter unless otherwise authorized by law or unless the local government
26 reasonably determines the existence of a public safety issue directly related to the issuance of a
27 building permit or certificate of occupancy.
- 28 (h1) Each local government shall report annually to the Department of Insurance as to the
29 building permits issued by that local government during the fiscal year, in a format as required
30 by the Department of Insurance. The report shall be broken down by category of permit and shall
31 include exemptions under G.S. 87-14.
- 32 (i) Violation of this section is a Class 1 misdemeanor."".

SIGNED _____

**The official copy of this document, with signatures
and vote information, is available in the
House Principal Clerk's Office**

ADOPTED _____

FAILED _____

TABLED _____