



North Carolina Licensing Board for General Contractors

2023 Mandatory Course: Required for 2024 Renewal

Student Guide

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Module 1: Welcome and Introduction

Instructor's Name: _____

Course Goal

Upon completion of today's mandatory course, you will:

- Understand how NCLBGC laws and rules impact the licensee's ability to maintain an active license.
- Understand the recent changes to laws and rules for which the licensee and qualifier must apply.



Module 2: Regulatory Changes

Upon completion of this module, students will be able to describe changes to North Carolina regulations or rules around general contracting for 2023.

Exemptions from a Required Seal

SECTION 1. G.S. 83A-13, as amended by Section 1 of S.L. 2021-81, reads as rewritten:

"§ 83A-13. Exemptions. ...

(c) Nothing in this Chapter shall be construed to require an architectural license for the preparation, sale, or furnishing of plans, specifications and related data, or for the supervision of construction pursuant thereto, where the building, buildings, or project involved is in one of the following categories: ...

(3) An institutional or commercial building if it does not have a total value exceeding ~~two hundred thousand dollars (\$200,000)~~; three hundred thousand dollars (\$300,000);

(4) An institutional or commercial building if the total building area does not exceed 3,000 square feet in gross floor area; ...

(c1) Notwithstanding subdivisions (c)(3) and (4) of this section, ~~a~~ all of the following shall be exempt from the requirement for a professional architectural seal:

(1) A commercial building project with a total value of less than ~~two hundred thousand dollars (\$200,000)~~ three hundred thousand dollars (\$300,000) and a total project area of less than 3,000 square feet shall be exempt from the requirement for a professional architectural seal. feet in gross floor area.

(2) Any alteration, remodeling, renovation, or repair of a commercial building with a total value of less than three hundred thousand dollars (\$300,000).

(3) Any alteration, remodeling, renovation, or repair of a commercial building if the total building area does not exceed 3,000 square feet in gross floor area.

...."



NCGS 87-1.1 Exemption for Licenses under Article 2 and 4

SECTION 20.9.(a) G.S. 87-1.1, as amended by S.L. 2021-122, reads as rewritten:

§ 87-1.1. Exception for licensees under Article 2 or 4.

G.S. 87-1 shall not apply to a licensee under Article 2 or 4 of this Chapter of the General Statutes, G.S. 87-43 shall not apply to a licensee under Article 2 of this Chapter of the General Statutes, and G.S. 87-21(a)(5) shall not apply to a licensee under Article 4 of this Chapter of the General Statutes when the licensee is bidding and contracting directly with the owner of a building project if all of the following apply:

- (1) A licensed general contractor performs all work that falls within the classifications in G.S. 87-10(b) and the State Licensing Board of General Contractor's rules.
- (2) The total amount of the general contracting work so classified does not exceed a percentage of the total bid price pursuant to rules established by the Board.
- (3) A licensee with the appropriate license under Article 2 or Article 4 of this Chapter performs all work that falls within the classifications in Article 2 and Article 4 of this Chapter.
- (4) The total amount of the work under the classifications in Article 2 of this Chapter does not exceed a percentage of the total bid price pursuant to rules established by the State Board of Examiners of Electrical Contractors.
- (5) The total amount of the work under the classifications in Article 4 of this Chapter does not exceed a percentage of the total bid price pursuant to rules established by the State Board of Examiners of Plumbing, Heating, and Fire Sprinkler Contractors."

Project Value Increase

GENERAL CONTRACTOR LICENSE PROJECT VALUE INCREASE

SECTION 12. G.S. 87-10(a1) reads as rewritten:

"(a1) The Board shall require an applicant to pay the Board or a provider contracted by the Board an examination fee not to exceed one hundred dollars (\$100.00). In addition to the costs of any criminal background check, the Board shall also require an applicant to pay the Board a fee not to exceed one hundred twenty-five dollars (\$125.00) if the application is for an unlimited license, one hundred dollars (\$100.00) if the application is for an intermediate license, or seventy-five dollars (\$75.00) if the application is for a limited license. The fees accompanying any application or examination shall be nonrefundable. The holder of an unlimited license shall be entitled to act as general contractor without restriction as to value of any single project; the holder of an intermediate license shall be entitled to act as general contractor for any single project with a value of up to one million five hundred thousand dollars (~~\$1,000,000~~), (~~\$1,500,000~~), excluding the cost of land and any ancillary costs to improve the land; the holder of a limited license shall be entitled to act as general contractor for any single project with a value of up to five-seven hundred fifty thousand dollars (~~\$500,000~~), (~~\$750,000~~), excluding the cost of land and any ancillary costs to improve the land. The license certificate shall be classified in accordance with this section."



Building Permit Exemption

SECTION 8. G.S. 87-14 reads as rewritten:

§ 87-14. Regulations as to issue of building permits. (a) Any person, firm, or corporation, upon making application to the building inspector or ~~such~~ other authority of any incorporated city, town, or county in North Carolina charged with the duty of issuing building or other permits for the construction of any building, highway, sewer, grading, or any improvement or structure where the cost ~~thereof~~ is to be thirty thousand dollars (\$30,000) or more, shall, before being entitled to ~~the issuance~~ of a permit, satisfy the following:

(1) Furnish satisfactory proof to the inspector or authority that the ~~person-applicant~~ seeking the permit or another person contracting to superintend or manage the construction is ~~duly~~ licensed under ~~the terms of~~ this Article to carry out or superintend the construction or is exempt from licensure under G.S. 87-1(b). If an applicant claims an exemption from licensure pursuant to G.S. 87-1(b)(2), the applicant for the building permit shall execute a verified affidavit attesting to the following:

- a. That the ~~person-applicant~~ is the owner of the property on which the building is being constructed ~~or, in the case of and, if the applicant is a firm or corporation, is legally authorized to act on behalf that the person submitting the application is an owner, officer, or member of the firm or corporation.~~ corporation that owns the property.
- b. That the ~~person-applicant~~ will personally superintend and manage all aspects of the construction of the building and that the duty will not be delegated to any other person not ~~duly~~ licensed under ~~the terms of~~ this Article.
- c. That the ~~person-applicant~~ will be personally present for all inspections required by the North Carolina State Building Code, unless the plans for the building were drawn and sealed by an architect licensed pursuant to Chapter 83A of the General Statutes.

The building inspector or other authority shall transmit a copy of the affidavit to the Board, ~~who~~ which shall verify that the applicant was validly entitled to claim the exemption under G.S. 87-1(b)(2). If the Board determines that the applicant was not entitled to claim the exemption under G.S. 87-1(b)(2), the building permit shall be revoked pursuant to ~~G.S. 153A-362 or G.S. 21-160A-422.~~ G.S. 160D-1115.

(2) Furnish proof that the ~~person-applicant~~ has in effect Workers' Compensation insurance as required by Chapter 97 of the General Statutes.

(3)(a1) Any person, firm, or corporation, upon making application to the building inspector or such other authority of any incorporated city, town, or county in North Carolina charged with the duty of issuing building permits pursuant to ~~G.S. 160A-417(a)(1) or G.S. 153A-357(a)(1)~~ G.S. 160D-1110 for any improvements for which the combined cost is to be thirty thousand dollars (\$30,000) or more, other than for improvements to an existing single-family residential dwelling unit as defined in G.S. 87-15.5(7) that the owner occupies as a residence, or for the addition of an accessory building or accessory structure as defined in the North Carolina Uniform Residential Building Code, the use of which is incidental to that residential dwelling unit, shall be required to provide to the building inspector or other authority the name, physical and mailing address, telephone number, facsimile number, and ~~electronic mail~~ email address of the lien agent designated by the owner pursuant to G.S. 44A-11.1(a).

- (b) It ~~shall be~~ is unlawful for the building inspector or other authority to issue or allow the issuance of a building permit pursuant to this section unless and until the applicant has furnished evidence that the applicant ~~is either exempt from the provisions of this Article and, if 38 applicable, fully complied with the provisions of subdivision (a)(1) of this section, or is duly licensed under this Article to carry out or superintend the work for which permit has been applied;~~ and further, that the applicant has in effect Workers'



~~Compensation insurance as required by Chapter 97 of the General Statutes has complied with subsection (a) of this section. Any building inspector or other authority who that is subject to and violates the terms of this section shall be is guilty of a Class 3 misdemeanor and subject only to a fine of not more than fifty dollars (\$50.00)."~~

Building Permit Exemptions for Minor Activities

SECTION 2.(a) G.S. 143-138, as amended by Section 2 of S.L. 2021-121, is amended by adding a new subsection to read:

"(b21) Exclusion for Certain Minor Activities in Commercial Buildings and Structures. – No permit shall be required under the Code or any local variance thereof approved under subsection

(e) of this section for any construction, installation, repair, replacement, or alteration performed in accordance with the current edition of the North Carolina State Building Code costing twenty thousand dollars (\$20,000) or less in any commercial building or structure unless the work involves any of the activities described in subdivisions (1) through (6) of subsection (b5) of this section. For the purpose of determining applicability of permit exclusions for a commercial building or structure under this subsection, subsection (b5) of this section, and

G.S. 160D-1110(c), cost is the total cost of work, including all building addition, demolition, alteration, and repair work, occurring on the property within 12 consecutive months."

Exemptions from a Seal

SECTION 2. (b) G.S. 143-138, as amended by Section 2 of S.L. 2021-121, is amended by adding a new subsection to read:

"(b22) Limit Requirement for Certain Plans to be Under Professional Seal. – The North Carolina State Building Code shall not require that plans and specifications for any alteration, remodeling, renovation, or repair of a commercial building or structure be prepared by and under the seal of a registered architect licensed under Chapter 83A of the General Statutes, or a registered engineer licensed under Chapter 89C of the General Statutes, if the alteration, remodeling, renovation, or repair costs less than three hundred thousand dollars (\$300,000) or if the total building area does not exceed 3,000 square feet in gross floor area and all of the following apply:

1. The alteration, remodeling, renovation, or repair does not include the addition, repair, or replacement of load-bearing structures.
2. The alteration, remodeling, renovation, or repair is not subject to the requirements of G.S. 133-1.1(a).
3. The alteration, remodeling, renovation, or repair is performed in accordance with the current edition of the North Carolina Fire Prevention Code."

Exemptions from a Seal and Local Government

SECTION 3. G.S. 160D-1104, as amended by Section 12.5(b) of S.L. 2021-117 and Section 4(a) of S.L. 2021-121, is amended by adding a new subsection to read:

"(d1) A local government may not adopt or enforce a local ordinance, resolution, or policy that requires that plans and specifications for any alteration, remodeling, renovation, or repair of a commercial building or structure be prepared by and under the seal of a registered architect licensed under Chapter 83A of the General Statutes, or a registered engineer licensed under Chapter 89C of the General Statutes, if the alteration, remodeling, renovation, or repair costs less than three hundred thousand dollars



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(\$300,000) or if the total building area does not exceed 3,000 square feet in gross floor area and all of the following apply:

1. The alteration, remodeling, renovation, or repair does not include the addition, repair, or replacement of load-bearing structures.
2. The alteration, remodeling, renovation, or repair is not subject to the requirements of G.S. 133-1.1(a)."

Permit Exemptions

SECTION 4.(b) G.S. 143-138(b5) reads as rewritten:

"(b5) Permit Exclusion for Certain Minor Activities in Residential and Farm Structures.— Activities.— No permit shall be required under the Code or any local variance thereof approved under subsection (e) for any construction, installation, repair, replacement, or alteration performed in accordance with the current edition of the North Carolina State Building Code and costing fifteen thousand dollars (\$15,000) twenty thousand dollars (\$20,000) or less in any single family residence or residence, farm building building, or commercial building unless the work involves any of the following:

1. The addition, repair, or replacement of load bearing structures. However, no permit is required for replacements of windows, doors, exterior siding, or the pickets, railings, stair treads, and decking of porches and exterior decks that otherwise meet the requirements of this subsection.
2. The addition or change in the design of plumbing. However, no permit is required for replacements otherwise meeting the requirements of this subsection that do not change size or capacity.
3. The addition, replacement or change in the design of heating, air conditioning, or electrical wiring, appliances, or equipment. equipment, other than a like-kind replacement of electrical devices and lighting fixtures.
4. The use of materials not permitted by the North Carolina Residential Code for One and Two-Family Dwellings. State Building Code.
5. The addition (excluding replacement) of roofing.
6. Any changes to which the North Carolina Fire Prevention Code applies."

Installation of Solar Panels

21 NCAC 12A .0202 CLASSIFICATION

(a) A general contractor shall be certified in one of the following five classifications:

(1) Building Contractor. This classification covers all building construction and demolition activity including: commercial, industrial, institutional, and all residential building construction. It includes installation of solar panels, parking decks; all site work, grading and paving of parking lots, driveways, sidewalks, and gutters; storm drainage, retaining or screen walls, and hardware and accessory structures; and indoor and outdoor recreational facilities including natural and artificial surface athletic fields, running tracks, bleachers, and seating. It also covers work done under the specialty classifications of S(Concrete Construction), S(Insulation), S(Interior Construction), S(Marine Construction), S(Masonry Construction), S(Roofing), S(Metal Erection), S(Swimming Pools), and S(Asbestos), and S(Wind Turbine).



(2) Residential Contractor. This classification covers all construction and demolition activity pertaining to the construction of residential units that are required to conform to the residential building code adopted by the Building Code Council pursuant to G.S. 143-138; all site work, driveways, sidewalks, and water and wastewater systems ancillary to the aforementioned structures and improvements; and the work done as part of such residential units under the specialty classifications of S(Insulation), S(Interior Construction), S(Masonry Construction), S(Roofing), S(Swimming Pools), and S(Asbestos). This classification also covers the installation of solar panels on residential units that are required to conform to the residential building code.

Demolition

21 NCAC 12A .0202 CLASSIFICATION

(3) Highway Contractor. This classification covers all highway construction activity including: demolition, grading, paving of all types, installation of exterior artificial athletic surfaces, relocation of public and private utility lines ancillary to a principal project, bridge construction and repair, culvert construction and repair, parking decks, sidewalks, curbs, gutters and storm drainage. It also includes installation and erection of guard rails, fencing, signage and ancillary highway hardware; covers paving and grading of airport and airfield runways, taxiways, and aprons, including the installation of fencing, signage, runway lighting and marking; and work done under the specialty classifications of S(Boring and Tunneling), S(Concrete Construction), S(Marine Construction), S(Railroad Construction), and H(Grading and Excavating).

(4) Public Utilities Contractor. This classification includes demolition and operations that are the performance of construction work on water and wastewater systems and on the subclassifications of facilities set forth in G.S. 87-10(b)(3). The Board shall issue a license to a public utilities contractor that is limited to any of the subclassifications set forth in G.S. 87-10(b)(3) for which the contractor qualifies. A public utilities contractor license covers work done under the specialty classifications of S(Boring and Tunneling), PU(Communications), PU(Fuel Distribution), PU(Electrical-Ahead of Point of Delivery), PU(Water Lines and Sewer Lines), PU(Water Purification and Sewage Disposal), and S(Swimming Pools).

(5) Specialty Contractor. This classification covers all construction operation and performance of contract work outlined as follows:

(A) H(Grading and Excavating). This classification covers the digging, moving, and placing of materials forming the surface of the earth, excluding air and water, in such a manner that the cut, fill, excavation, grade, trench, backfill, or any similar operation may be executed with the use of hand and power tools and machines used for these types of digging, moving, and material placing. It covers work on earthen dams and the use of explosives used in connection with all or any part of the activities described in this Subparagraph. It also includes clearing and grubbing, and erosion control activities.

(B) S(Boring and Tunneling). This classification covers the construction of underground or underwater passageways by digging or boring through and under the earth's surface, including the bracing and compacting of such passageways to make them safe for the purpose intended. It includes preparation of the ground surfaces at points of ingress and egress.

(C) PU (Communications). This classification covers the demolition and installation of the following:



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- (i) all types of pole lines, and aerial and underground distribution cable for telephone systems;
- (ii) aerial and underground distribution cable for cable TV and master antenna TV systems capable of transmitting R.F. signals;
- (iii) underground conduit and communication cable including fiber optic cable; and
- (iv) microwave systems and towers, including foundations and excavations where required, when the microwave systems are being used for the purpose of transmitting R.F. signals; and installation of PCS or cellular telephone towers and sites.

(D) S(Concrete Construction). This classification covers the construction, demolition, and installation of foundations, pre-cast silos, and other concrete tanks or receptacles, prestressed components, and gunite applications, but excludes bridges, streets, sidewalks, curbs, gutters, driveways, parking lots, and highways.

(E) PU(Electrical-Ahead of Point of Delivery). This classification covers the construction, installation, alteration, maintenance, or repair of an electrical wiring system, including sub-stations or components thereof, which is or is intended to be owned, operated, and maintained by an electric power supplier, such as a public or private utility, a utility cooperative, or any other properly franchised electric power supplier, for the purpose of furnishing electrical services to one or more customers. This classification includes the construction of solar arrays.

(F) PU(Fuel Distribution). This classification covers the construction, installation, alteration, maintenance, or repair of systems for distribution of petroleum fuels, petroleum distillates, natural gas, chemicals, and slurries through pipeline from one station to another. It includes all excavating, trenching, and backfilling in connection therewith. It covers the installation, replacement, and removal of above ground and below ground fuel storage tanks.

(G) PU(Water Lines and Sewer Lines). This classification covers demolition and construction work on water and sewer mains, water service lines, and house and building sewer lines, as defined in the North Carolina State Building Code, and covers water storage tanks, lift stations, pumping stations, and appurtenances to water storage tanks, lift stations and pumping stations. It includes pavement patching, backfill, and erosion control as part of construction.

(H) PU(Water Purification and Sewage Disposal). This classification covers the demolition and performance of construction work on water and wastewater systems; water and wastewater treatment facilities; and all site work, grading, and paving of parking lots, driveways, sidewalks, and curbs and gutters that are ancillary to such construction of water and wastewater treatment facilities. It covers the work done under the specialty classifications of S(Concrete Construction), S(Insulation), S(Interior Construction), S(Masonry Construction), S(Roofing), and S(Metal Erection) as part of the work on water and wastewater treatment facilities.

(I) S(Insulation). This classification covers the installation, alteration, or repair of materials classified as insulating media used for the non-mechanical control of temperatures in the construction of residential and commercial buildings. It does not include the insulation of mechanical equipment, and ancillary lines and piping.

(J) S(Interior Construction). This classification covers the installation and demolition of acoustical ceiling systems and panels, load bearing and non-load bearing partitions, lathing and



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plastering, flooring and finishing, interior recreational surfaces, window and door installation, and installation of fixtures, cabinets, and millwork. It includes the removal of asbestos and replacement with non-toxic substances.

(K) S(Marine and Freshwater Construction). This classification covers all marine and freshwater demolition and construction and repair activities and all types of marine and freshwater construction and demolition in deep-water installations and in harbors, inlets, sounds, bays, channels, canals, rivers, lakes, ponds, or any navigable waterway; it covers dredging, construction, and installation of pilings, piers, decks, slips, docks, and bulkheads. It does not include other structures that may be constructed on docks, slips, and piers.

(L) S(Masonry Construction). This classification covers the demolition and installation, with or without the use of mortar or adhesives, of the following:

- (i) brick, concrete block, gypsum partition tile, pumice block, or other lightweight and facsimile units and products common to the masonry industry;
- (ii) installation of fire clay products and refractory construction; and
- (iii) installation of rough cut and dressed stone, marble panels and slate units, and installation of structural glazed tile or block, glass brick or block, and solar screen tile or block.

(M) S(Railroad Construction). This classification covers the demolition, building, construction, and repair of railroad lines including:

- (i) the clearing and filling of rights-of-way;
- (ii) shaping, compacting, setting, and stabilizing of road beds;
- (iii) setting ties, tie plates, rails, rail connectors, frogs, switch plates, switches, signal markers, retaining walls, dikes, fences, and gates; and
- (iv) construction and repair of tool sheds and platforms.

(N) S(Roofing). This classification covers the installation, demolition, and repair of roofs and decks on residential, commercial, industrial, and institutional structures requiring materials that form a water-tight and weather-resistant surface. The term "materials" for purposes of this Subparagraph includes cedar, cement, asbestos, clay tile and composition shingles, all types of metal coverings, wood shakes, single ply and built-up roofing, protective and reflective roof and deck coatings, sheet metal valleys, flashings, gravel stops, gutters and downspouts, and bituminous waterproofing.

(O) S(Metal Erection). This classification covers:

- (i) the field fabrication, demolition, erection, repair, and alteration of architectural and structural shapes, plates, tubing, pipe and bars, not limited to steel or aluminum, that are or may be used as structural members for buildings, equipment, and structure; and
- (ii) the layout, assembly and erection by welding, bolting, riveting, or fastening in any manner metal products as curtain walls, tanks of all types, hoppers, structural members for buildings, towers, stairs, conveyor frames, cranes and crane runways, canopies,



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carports, guard rails, signs, steel scaffolding as a permanent structure, rigging, flagpoles, fences, steel and aluminum siding, bleachers, fire escapes, and seating for stadiums, arenas, and auditoriums.

(P) S(Swimming Pools). This classification covers the construction, demolition, service, and repair of all swimming pools. It includes:

- (i) excavation and grading;
- (ii) construction of concrete, gunite, fiberglass, metal-walled with liner, steel-walled with liner, and plastic-type pools, pool decks, and walkways, and tiling and coping; and
- (iii) installation of all equipment including pumps, filters, and chemical feeders. It does not include direct connections to a sanitary sewer system or to portable water lines, nor the grounding and bonding of any metal surfaces or the making of any electrical connections.

(Q) S(Asbestos). This classification covers renovation or demolition activities involving the repair, maintenance, removal, isolation, encapsulation, or enclosure of Regulated Asbestos Containing Materials (RACM) for any commercial, industrial, or institutional building, whether public or private. It also covers all types of residential building construction involving RACM during renovation or demolition activities. This specialty is required only when the cost of asbestos activities as described herein are equal to or exceed thirty thousand dollars (\$30,000).

(R) S(Wind Turbine). This classification covers the construction, demolition, installation, and repair of wind turbines, wind generators, and wind power units. It includes assembly of blades, generator, turbine structures, and towers. It also includes ancillary foundation work, field fabrication of metal equipment, and structural support components.

(b) An applicant may be licensed in more than one classification of general contracting provided the applicant meets the qualifications for the classifications, which includes passing the examinations for the classification requested by the applicant. The license granted to an applicant who meets the qualifications for all of the classifications set forth in the rules of this Section shall be designated "unclassified."

Application for Licensure

21 NCAC 12A .0303 APPLICATION FOR LICENSURE

(a) General. Applications for licensure shall contain the following:

- (1) the Social Security Number of examinee(s) and qualifier(s) and tax identification numbers for corporate applicants;
- (2) the applicant's contact information;
- (3) the name of business under which the licensee will be operating, if any;
- (4) requested designation of license limitation and classifications;
- (5) information about all crimes of which the applicant has been convicted;



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- (6) certified copies of court records reflecting information regarding all crimes of which the applicant and qualifier(s) have been convicted;
- (7) information indicating whether the applicant or qualifier(s) has any disciplinary history with the Board or any other occupational licensing, registration, or certification agency;
- (8) information establishing financial responsibility as required by G.S. 87-10(a) and Rule .0204 of this Subchapter;
- (9) letters of reference as prescribed in Rule .0308 of this Subchapter; and
- (10) the application fee as set forth in Rule .0304 of this Subchapter.

(b) Criminal Background Check. In addition to the requirements set forth above, all new applicants shall consent to criminal background checks to be performed by a third-party vendor identified by the Board. The cost of the background check shall be paid directly to the vendor. The qualifiers of all new applicants shall submit to the background check. Additionally, For the purposes of the criminal background check, the following individuals shall submit to the background check, based upon the entity or person applying for the license:

- (1) Sole proprietor license: The sole proprietor;
- (2) Corporation: The president;
- (3) Limited liability company: All managers and members;
- (4) Partnerships (including limited liability partnerships): All partners.

(c) Reciprocity. Applicants based on reciprocity shall submit with the application form a copy of the applicant's license in the other state, certified by the other state licensing board as being a copy of a valid license. Applicants shall have taken and passed the exam offered in the state from which they are seeking reciprocity, or an examination offered by the National Association of State Contractors Licensing Agencies (NASCLA). Applicants shall also be required to take and pass the Board's North Carolina law, rule, and building code examination prior to licensure.

Application for Initial Approval of Continuing Education Provider

21 NCAC 12B .0201 APPLICATION FOR INITIAL APPROVAL OF CONTINUING EDUCATION PROVIDER

- (a) Only continuing education providers approved by the Board shall be eligible to offer continuing education courses. If a third party advertises or hosts an approved course, all materials advertising the course shall include the approved provider's name.
- (b) Prospective providers of all courses must obtain written approval from the Board to conduct such course prior to conducting the course and prior to advertising or otherwise representing that the course is or may be approved for general contractor continuing education credit in North Carolina. No retroactive approval to conduct a continuing education course will be granted.
- (c) Any entity seeking initial approval to be a continuing education provider shall make application on a form available on the Board's website that requires the applicant to set forth:



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- (1) the legal name of applicant and any assumed business name;
- (2) the applicant's mailing address, telephone number, and email address;
- (3) the SOS ID number issued by the NC Secretary of State, if applicable;
- (4) the legal name(s) of the provider's owner(s), member(s), manager(s), or partner(s);
- (5) the name of a continuing education coordinator who shall serve as the contact person for the provider; and
- (6) the signature of the applicant or its legal designee.

(d) The name of any course provider shall not be identical or similar so as to cause confusion to the name of any other approved continuing education course provider.

(e) Continuing education providers shall notify the Board in writing within 10 days of any change in business name, ownership interest, continuing education coordinator, address, business telephone number, or email address.

Discussion Questions



Jaime Hernandez has a construction plan for a 1,347 square feet new commercial building and a project cost of \$226,573. Do Jaime's plans require the seal of a professional architect or engineer?

Yes or No



Bill Waters is a licensed building contractor. He has a construction project to upfit a commercial restaurant in an existing building. The space is 3,240 square feet and the project cost is \$265,000. Do Bill's plans require the seal of a professional architect or engineer?

Yes or No



Han Zhu is a plumber with a North Carolina plumbing license. Han has entered into a contract with the homeowner to install a new bathroom with a toilet, sink, and shower for \$45,600. Mark Zelinski, a licensed residential contractor, will handle the framing and additional construction which is less than 25% of the overall project cost. Can Han legally enter into a contract directly with the owner to handle the plumbing and construction project?

Yes or No



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Tom Markus is a licensed highway contractor. He is working on a commercial paving project valued at \$850,000. Which license limitation would be acceptable for this project? Select all that apply.

- A. Limited
- B. Intermediate
- C. Unlimited
- D. All of the above



Kandi Bach holds a residential contractor's license with a limited license limitation. She is working on a residential project valued at \$1,650,000. Does Kandi hold the correct license limitation for this project?

- A. Her license and limitation is fine.
- B. She should have an intermediate license limitation for the project because the value is over \$750,000.
- C. She should have an unlimited license limitation because the value of the project is over \$1,500,000.



Marty McCabe is a licensed residential general contractor and the President of "Homes that Work for You." Homes that Work for You is a corporation that specializes in building homes for the disabled. Which of the following projects will require Marty to get a building permit? Select all that apply.

- A. Demolish his existing office building and build a new one valued at \$300,000 on property he owns outright.
- B. Build a new office building for a client company called "Accessibility Inc." valued at \$300,000.
- C. Build an accessible house for a client on property that the client owns for \$250,000.
- D. Alter an existing house to make it accessible (including structural repairs) for a client on property that the client owns for \$13,000.



Randal Lightfeather is the owner of "Klassy Kitchens" and the property where he is building a showroom. He believes that he is exempt from the need for a general contractor's license for his corporation's showroom build-out valued at \$46,000. Which of the following requirements must Randal meet to be exempt under the owner builder exemption? Select all that apply.

- A. An owner of the corporation.
- B. Personally superintend and manage the construction.
- C. Present for all inspections.
- D. Provide an affidavit to the permitting office.
- E. Proof of liability insurance.



Suz LaPointe is a licensed building contractor with an unlimited license. She is working on a project for “Subs R Us.” The project is valued at \$16,000 and does not affect the structure of the building but is cosmetic only. The project was partially completed over 14 months ago and Suz is now finishing the project. What does Suz need to do about a permit?

- A. Suz needs to obtain a permit because the project has gone over 12 consecutive months without progress.
- B. Suz needs to obtain a permit because the project is a commercial project.
- C. Suz does not need to get a permit because the value of the project is less than \$20,000.



Tom Cohen is a licensed building contractor with an unlimited license. He is working on a renovation project for Amazing Corporation. The project is valued at \$17,500 but does not include any structural elements. Does Tom need a building permit for this project?

- A. Tom needs to get a permit because the project is over \$20,000.
- B. Tom does not need to get a permit because the project is less than \$20,000.
- C. Tom does not need to get a permit because the project is considered major.



Joe Jones is a licensed residential roofing contractor with an unlimited license. He is replacing a roof on a small residence for a project value of \$6,000. Joe is replacing existing shingles with similar type shingles. Does Joe need a building permit for this project?

- A. Joe needs a permit because he removed the existing shingles.
- B. Joe does not need a permit because he removed the existing shingles.
- C. Joe does not need a permit because the cost of the project is under \$20,000 and has no structural elements.



Joe Jones is working on the same project replacing existing shingles with similar type shingles. He tears off the old shingles and discovers rotten plywood underneath. What does Joe need to do now?

- A. Joe needs to finish working on the roof project because he has already started so no permit is required.
- B. Joe needs to obtain a permit because the work now includes structural elements and may require inspections.
- C. Because the cost of the project is under \$20,000 and has no structural elements, no permit is required.



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Laqueta Boswell is a licensed residential general contractor with an intermediate limitation. She owns “Your Best Deck” and has a contract to build a new deck around the outside of a residence for \$12,000. What does Laqueta need to do about a permit?

- A. Laqueta does not need a permit for decking as it is not part of a load-bearing structure.
- B. Laqueta does need a permit to build the deck because it is part of a load-bearing structure.
- C. Laqueta does not need a permit because the project is less than \$20,000.
- D. Laqueta does need a permit because the project is over \$10,000.



Leonard Juarez is a licensed HVAC contractor. He has a commercial project that will replace an HVAC unit and will include some minor repairs to the roof. The roof repairs are not structural and will cost \$10,000 while the HVAC replacement will cost \$90,000. Can the owner contract with Leonard to perform the entire project?

- A. No, if any roofing work is done a licensed general contractor is needed.
- B. Yes, because the roof repairs are less than 25% of the total project cost.
- C. Yes, all commercial projects require a general contractor.
- D. No, due to the cost of the project, a general contractor is required.



Mark Fletcher is a licensed HVAC contractor. He has contracted a commercial project with a cost of \$100,000 that will replace an HVAC unit and will include some repairs to the roof. The roof repairs cost \$27,000 of the \$100,000 project to update a commercial building. Can Mark complete the project under the terms of the contract with the property owner?

- A. Yes, if any roofing work is done a licensed general contractor is needed.
- B. No, because the cost of the roof repairs are over 25% of the total project cost, a general contractor is required to contract with the property owner and obtain a building permit for the project.
- C. Yes, a general contractor is always required for roofing projects.
- D. No, because the cost of the roof repair is less than 25% of the cost of the full project, no general contractor is needed.



Module 3: Building Permit Requirements

Upon completion of this module, students will be able to understand the requirements to apply for a building permit, how to deal with changes to work scope, and how inspections affect a permit.

160D-1110. Building permits.

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

- (1) The construction, reconstruction, alteration, repair, movement to another site, removal, or demolition of any building or structure.
- (2) The installation, extension, or general repair of any plumbing system except that in any one- or two-family dwelling unit a permit is not required for the connection of a water heater that is being replaced if (i) 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 (ii) the energy use rate or thermal input is not greater than that of the water heater that 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 is not 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 if 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.
 - b. With respect to electrical lighting fixtures and devices, the replacement is with a fixture or device having the same voltage and the same or less amperage.
 - c. The work is performed by a person licensed under G.S. 87-43.
 - d. The repair or replacement installation meets the current edition of the State Building Code, including the State Electrical Code.

However, a building permit is not required for the installation, maintenance, or replacement of any load control device or equipment by an electric power supplier, as defined in G.S. 62-133.8, or an electrical contractor contracted by the electric power supplier, so long as the work is subject to supervision by an electrical contractor licensed under Article 4 of Chapter 87 of the General Statutes. The electric power supplier shall provide such installation, maintenance, or replacement in accordance with (i) an activity or program ordered, authorized, or approved by



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the North Carolina Utilities Commission pursuant to G.S. 62-133.8 or G.S. 62-133.9 or (ii) a similar program undertaken by a municipal electric service provider, whether the installation, modification, or replacement is made before or after the point of delivery of electric service to the customer. The exemption under this subsection applies to all existing installations.

(b) A building permit shall be in writing and shall contain a provision that the work done shall comply with the North Carolina State Building Code and all other applicable State and local laws. Nothing in this section requires a local government to review and approve residential building plans submitted to the local government pursuant to the North Carolina Residential Code, provided that the local government may review and approve the residential building plans as it deems necessary. If a local government chooses to review residential building plans for any structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings, all initial reviews for the building permit must be performed within 15 business days of submission of the plans. A local government shall not require residential building plans for one- and two-family dwellings to be sealed by a licensed engineer or licensed architect unless required by the North Carolina State Building Code. No building permits shall be issued unless the plans and specifications are identified by the name and address of the author thereof, and, if the General Statutes of North Carolina require that plans for certain types of work be prepared only by a licensed architect or licensed engineer, no building permit shall be issued unless the plans and specifications bear the North Carolina seal of a licensed architect or of a licensed engineer. When any provision of the General Statutes of North Carolina or of any ordinance or development or zoning regulation requires that work be done by a licensed specialty contractor of any kind, no building permit for the work shall be issued unless the work is to be performed by such a duly licensed contractor.

(c) No permit issued under Article 9 or 9C of Chapter 143 of the General Statutes is required for any construction, installation, repair, replacement, or alteration performed in accordance with the current edition of the North Carolina State Building Code costing twenty thousand dollars (\$20,000) or less in any single-family residence or farm building unless the work involves any of the following:

- (1) The addition, repair, or replacement of load-bearing structures. However, no permit is required for replacement of windows, doors, exterior siding, or the pickets, railings, stair treads, and decking of porches and exterior decks.
- (2) The addition or change in the design of plumbing. However, no permit is required for replacements otherwise meeting the requirements of this subsection that do not change size or capacity.
- (3) The addition, replacement, or change in the design of heating, air-conditioning, or electrical wiring, devices, appliances, or equipment, other than like-kind replacement of electrical devices and lighting fixtures.
- (4) The use of materials not permitted by the North Carolina Residential Code for One- and Two-Family Dwellings.
- (5) The addition (excluding replacement) of roofing.

(d) A local government shall not require more than one building permit for the complete installation or replacement of any natural gas, propane gas, or electrical appliance on an existing



structure when the installation or replacement is performed by a person licensed under G.S. 87-21 or G.S. 87-43. The cost of the building permit for such work shall not exceed the cost of any one individual trade permit issued by that local government, nor shall the local government increase the costs of any fees to offset the loss of revenue caused by this provision.

(e) No building permit shall be issued pursuant to subsection (a) of this section for any land-disturbing activity, as defined in G.S. 113A-52(6), or for any activity covered by G.S. 113A-57, unless an erosion and sedimentation control plan for the site of the activity or a tract of land including the site of the activity has been approved under the Sedimentation Pollution Control Act.

(f) No building permit shall be issued pursuant to subsection (a) of this section for any land-disturbing activity that is subject to, but does not comply with, the requirements of G.S. 113A-71.

(g) No building permit shall be issued pursuant to subdivision (1) of subsection (a) of this section where the cost of the work is thirty thousand dollars (\$30,000) or more, other than for improvements to an existing single-family residential dwelling unit as defined in G.S. 87-15.5(7) that the owner occupies as a residence, or for the addition of an accessory building or accessory structure as defined in the North Carolina Uniform Residential Building Code, the use of which is incidental to that residential dwelling unit, unless the name, physical and mailing address, telephone number, facsimile number, and electronic mail address of the lien agent designated by the owner pursuant to G.S. 44A-11.1(a) is conspicuously set forth in the permit or in an attachment thereto. The building permit may contain the lien agent's electronic mail address. The lien agent information for each permit issued pursuant to this subsection shall be maintained by the inspection department in the same manner and in the same location in which it maintains its record of building permits issued. Where the improvements to a real property leasehold are limited to the purchase, transportation, and setup of a manufactured home, as defined in G.S. 143-143.9(6), the purchase price of the manufactured home shall be excluded in determining whether the cost of the work is thirty thousand dollars (\$30,000) or more.

(h) No local government may withhold a building permit or certificate of occupancy that otherwise would be eligible to be issued under this section to compel, with respect to another property or parcel, completion of work for a separate permit or compliance with land-use regulations under this Chapter unless otherwise authorized by law or unless the local government reasonably determines the existence of a public safety issue directly related to the issuance of a building permit or certificate of occupancy.

(i) Violation of this section constitutes a Class 1 misdemeanor. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 30, 51(a), (b), (d).)



What Triggers the Need for a Permit

Ryan and Samir

Setting: _____

Issue: _____



Is Samir right that he doesn't need a permit?

- A. No, the project is over \$15,000, so Samir needs a permit.
- B. No, the land is disturbed, so an erosion and sedimentation control plan needs to be approved.
- C. No, the land is disturbed, so an erosion and sedimentation control plan needs to be approved; and he construction is structural, so Samir needs a permit.
- D. Yes, no permit or plan needs to be approved because he is constructing a tiny house on an existing empty lot.

Kristine and Wilson

Setting: _____

Issue: _____



Why does Wright Contracting need a permit before beginning demolition?

- A. The project is over \$20,000 so Wright Contracting needs a permit.
- B. The land is disturbed, so an erosion and sedimentation control plan needs to be approved.
- C. No permit is needed because Wright Contracting is demolishing a farm facility.
- D. No permit is needed until the construction on the commercial facility begins.

Sayid and Ibrahim

Setting: _____

Issue: _____



Does Sayid need a permit to begin repairs?

- A. Yes, the project is over \$15,000, so Sayid needs a permit.
- B. No, the project is under \$20,000 and does not affect the load-bearing structures, so Sayid does not need a permit.
- C. Yes, window replacement requires a permit, so Sayid needs a permit.
- D. No, window replacement does not require a permit, so Sayid does not need a permit.


Cian and Dennis

Setting: _____

Issue: _____



Does Renovation Rescue need a permit before beginning repairs?

- A. Yes, due to the cost of the project, Renovation Rescue needs a permit.
- B. No, the land will not be disturbed, so no permit is necessary.
- C. Yes, the project will affect load-bearing elements; therefore, Renovation Rescue needs a permit.
- D. No, although the project will affect load-bearing elements, the cost of the project ensures that no permit is required.

Virginia and Maxine

Setting: _____

Issue: _____



Does the Modern Construction project need a permit?

- A. No, the project is under \$20,000, so Modern Construction does not need a permit.
- B. Yes, the project is new construction rather than a repair, so Modern Construction does need a permit.
- C. Yes, the project is over \$15,000, so Modern Construction needs a permit.
- D. Yes, the project uses alternative materials, so Modern Construction needs a permit.

James and Paul

Setting: _____

Issue: _____



Does the Roof Heaven project need a permit?

- A. No, because the first layer of shingles remains on the roof, no permit is required.
- B. Yes, because the first layer of shingles remains on the roof, a permit is required.
- C. No, because the project is under \$20,000, no permit is required.
- D. Yes, because the project is under \$20,000, a permit is required.

**Kenneth and Michael**

Setting: _____

Issue: _____



Does FixUrRoof need a permit?

- A. No, because roof replacement does not require a permit.
- B. Yes, because roof replacement requires a permit.
- C. No, because the project is under \$20,000, no permit is required.
- D. Yes, because the project is under \$20,000, a permit is required.

Haruka and Ricky

Setting: _____

Issue: _____



Does Haruka's company, Wan Enterprises, need a permit?

- A. No, because the contract is for a farm building, no permit is required.
- B. Yes, because the contract is for a farm building, a permit is required.
- C. No, because the project is over \$20,000, no permit is required.
- D. Yes, because the project is over \$20,000 a permit is required.

Dionne and Nicolas

Setting: _____

Issue: _____



Does Siding Specialists need a permit? Select all that apply.

- A. No, because the project only replaces exterior siding, no permit is required.
- B. Yes, because the project only replaces exterior siding, a permit is required.
- C. No, because the project is under \$20,000, no permit is required.
- D. Yes, because the project is under \$20,000 a permit is required.


Peter, Heidi, and Marvin

Setting: _____

Issue: _____



Does Historic Homes need a permit?

- A. No, because moving the house is structural, no permit is required.
- B. Yes, because moving the house is structural, a permit is required.
- C. No, because the project is under \$20,000, no permit is required.
- D. Yes, because the project is under \$20,000, a permit is required.

Aaron and Ebony

Setting: _____

Issue: _____



Does Enjoy Your Space need a permit?

- A. Yes, because Enjoy Your Space will need to add structural components.
- B. No, because decking is not structural.
- C. Yes, due to the cost of the project.
- D. No, due to the cost of the project.

Juanita and Owen

Setting: _____

Issue: _____


 Does Owen need to deal with paperwork? Does DemolizeRUs need a permit?
 Select all that apply.

- A. Yes, because the demolition includes structural elements.
- B. No, because the demolition includes structural elements.
- C. Yes, due to the cost of the project.
- D. No, due to the cost of the project.

Erin and Leigh

Setting: _____

Issue: _____



Can Flatland begin grading the land?

- A. Yes, because no permit is required to grade the land.
- B. No, because a permit is required to grade the land.
- C. Yes, due to the cost of the project.
- D. No, due to the cost of the project.



Applying for the Permit

Neil and Suzanna

Setting: _____

Issue: _____



Does the project require an architect's seal?

- A. Yes, because the project cost is over \$300,000, a seal is required.
- B. Yes, because the size is over 3,000 square feet, a seal is required.
- C. Yes, because the project cost is over \$200,000, a seal is required.
- D. No, because the size is less than 3,000 square feet, no seal is required.

Project Changes

§ 160D-1112. Changes in work.

After a building permit has been issued, no changes or deviations from the terms of the application, plans and specifications, or the permit, except where changes or deviations are clearly permissible under the State Building Code, shall be made until specific written approval of proposed changes or deviations has been obtained from the inspection department. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

Samuel and Jack

Setting: _____

Issue: _____



What does Jack need to do to finish the project correctly?

- A. Stop work, update the project plans, submit the updates, obtain a permit, then continue working.
- B. Update the project plans, submit the updates, and request an inspection.
- C. Update the project plans, submit the updates, request an inspection, and wait until the inspection to continue work.

Permit Review

160D-1110. Building permits.

(b) A building permit shall be in writing and shall contain a provision that the work done shall comply with the North Carolina State Building Code and all other applicable State and local laws. Nothing in this section requires a local government to review and approve residential building plans submitted to the local government pursuant to the North Carolina Residential Code, provided that the local government may review and approve the residential building plans as it deems necessary. If a local government chooses to review residential building plans for any structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings, all initial reviews for the building permit must be performed within 15 business days of submission of the plans. A local government shall not require residential building plans for one- and two-family dwellings to be sealed by a licensed engineer or licensed



architect unless required by the North Carolina State Building Code. No building permits shall be issued unless the plans and specifications are identified by the name and address of the author thereof, and, if the General Statutes of North Carolina require that plans for certain types of work be prepared only by a licensed architect or licensed engineer, no building permit shall be issued unless the plans and specifications bear the North Carolina seal of a licensed architect or of a licensed engineer. When any provision of the General Statutes of North Carolina or of any ordinance or development or zoning regulation requires that work be done by a licensed specialty contractor of any kind, no building permit for the work shall be issued unless the work is to be performed by such a duly licensed contractor.

(h) No local government may withhold a building permit or certificate of occupancy that otherwise would be eligible to be issued under this section to compel, with respect to another property or parcel, completion of work for a separate permit or compliance with land-use regulations under this Chapter unless otherwise authorized by law or unless the local government reasonably determines the existence of a public safety issue directly related to the issuance of a building permit or certificate of occupancy.

Inspections of Work In-Progress

§ 160D-1113. Inspections of work in progress.

Subject to the limitation imposed by G.S. 160D-1104(d), as the work pursuant to a building permit progresses, local inspectors shall make as many inspections thereof as may be necessary to satisfy them that the work is being done according to the provisions of any applicable State and local laws and of the terms of the permit. In exercising this power, members of the inspection department have a right to enter on any premises within the jurisdiction of the department at all reasonable hours for the purposes of inspection or other enforcement action, upon presentation of proper credentials. If a building permit has been obtained by an owner exempt from licensure under G.S. 87-1(b)(2), no inspection shall be conducted without the owner being present, unless the plans for the building were drawn and sealed by an architect licensed pursuant to Chapter 83A of the General Statutes. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 31, 51(a), (b), (d).)

Bruno, and the Inspector

Setting: _____

Issue: _____



Should Bruno let the Inspector perform the inspection?

- Yes, Bruno should let the inspector do his work and cannot ask for any identification.
- Yes, after Bruno checks the inspector's identification, he should let the inspector do his work.
- No, the inspector should schedule an appointment at another time.
- No, the inspector cannot enter the property at any time.



Expiration of Permits

§ 160D-1111. Expiration of building permits.

A building permit issued pursuant to this Article shall expire by limitation six months, or any lesser time fixed by ordinance of the city council, after the date of issuance if the work authorized by the permit has not been commenced. If, after commencement, the work is discontinued for a period of 12 months, the permit therefor shall immediately expire. No work authorized by any building permit that has expired shall thereafter be performed until a new permit has been secured. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

Rory, His Wife, and the Attorney

Setting: _____

Issue: _____



What does Build Out LLC need to do to keep the permit from expiring?

- A. Reapply for the permit in May.
- B. Begin work in the building and request an inspection before June.
- C. Complete work in the building and request an inspection before December.
- D. Apply for a new permit when the permit expires in December.

Consequences of Permitting Errors or Issues

204.5 Conditions of the Permit

204.5.1 Contractor Responsibilities

It shall be the duty of every person who contracts for the installation or repair of a building or services system to comply with state or local rules and regulations concerning licensing. It shall be the contractor's responsibility to conform to this code and the technical codes for all installations or repairs of a building or service system. Violations and penalties of these provisions are listed in Sections 204.12 through 204.14 of this code. Additional requirements can be found in General Statutes 87-1 through 87-14.



Module 4: Common Residential Code Violations



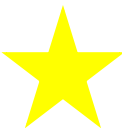





Upon completion of this module, students will be advised of some of the most common residential code violations that result in disciplinary actions against a licensed general contractor license and/or the qualifier(s) for the license.

Instructions:

As the class reviews the click and reveal image, list the 10 most common residential code violations on the list below.

1. Find the corresponding star color and/or image(s).
2. Indicate the issue being discussed.
3. Indicate the expectation or code requirement from the following list.
4. Add your own notes.

The violations do NOT need to be completed in a certain order.

	Image	Issue	Code Requirement	Notes
Example 		Code Violations	R302.12.1 Materials.	See table 123. Don't forget XYZ.
				
				
				



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	Image	Issue	Code Requirement	Notes



	Image	Issue	Code Requirement	Notes
★				
★				

Code References

AM103.1 Flashing. When attached to a structure, the structure to which it is attached shall have a treated wood band for the length of the deck, or corrosion-resistant flashing shall be used to prevent moisture from coming in contact with the untreated framing of the structure. Aluminum flashing shall not be used in conjunction with deck construction. The deck band and the structure band shall be constructed in contact with each other except on brick veneer structures and where plywood sheathing is required and properly flashed. Siding shall not be installed between the structure and the deck band. If attached to a brick structure, neither the flashing nor a treated deck band for brick structure is required. In addition, the treated deck band shall be constructed in contact with the brick veneer. Flashing shall be installed in accordance with Figure AM103.1.

R302.11 Fireblocking. In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top *story* and the roof space.

Fireblocking shall be provided in wood-framed construction in the following locations:

1. In concealed spaces of stud walls and partitions, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm) in furred spaces and parallel rows of studs or staggered studs.
2. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.



4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an *approved* material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.

Fireblocking of cornices of a two-family *dwelling* is required at the line of *dwelling unit* separation.

R302.12 Draftstopping. In combustible construction where there is usable space both above and below the concealed space of a floor-ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m²). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor-ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

R302.12.1 Materials. Draftstopping materials shall be not less than 1/2-Inch (12.7 mm) gypsum board, 3/8-Inch (9.5 mm) wood structural panels or other *approved* materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise *approved* by the *building official*. The integrity of the draftstops shall be maintained.

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the

Purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers. The riser height shall be not more than 8 1/4 inches (210 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). The top and bottom riser of interior stairs shall not exceed the smallest riser within that stair run by more than 3/4 inch (19 mm). The height of the top and bottom riser of the interior stairs shall be measured from the permanent finished surface (carpet excluded). Where the bottom riser of an exterior stair adjoins an exterior walk, porch, driveway, patio, garage floor, or finish grade, the height of the riser may be less than the height of the adjacent risers.

R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished *grade* or other surface below on the exterior of the building, the operable window shall comply with one of the following:

1. Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.



3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other *approved* point of collection that does not create a hazard. *Lots* shall be graded to drain surface water away from foundation walls. The *grade* shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where *lot lines*, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

R802.7.2 Engineered wood products. Cuts, notches and holes bored in trusses, structural composite lumber, structural glue-laminated members, cross-laminated timber members or I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a registered design professional.



NORTH CAROLINA LICENSING BOARD FOR GENERAL CONTRACTORS



**TABLE R602.3(1)—continued
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS^{1,k}**

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{a,c,e}	SPACING OF FASTENERS	
		Edges (Inches) ^f	Intermediate supports ^{g,*} (Inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
$\frac{3}{8}$ "– $\frac{1}{2}$ "	6d common (2 " × 0.113 ") nail (subfloor wall) 8d common ($2\frac{1}{2}$ " × 0.131 ") nail (roof) ^f	6	12 ^g
$\frac{19}{32}$ "– 1 "	8d common nail ($2\frac{1}{2}$ " × 0.131 ")	6	12 ^g
$1\frac{1}{8}$ "– $1\frac{1}{4}$ "	10d common (3 " × 0.148 ") nail or 8d ($2\frac{1}{2}$ " × 0.131 ") deformed nail	6	12
Other wall sheathing^b			
$\frac{1}{2}$ " structural cellulose fiberboard sheathing	$1\frac{1}{2}$ " galvanized roofing nail, $\frac{3}{16}$ " crown or 1" crown staple 16 ga., $1\frac{1}{4}$ " long	3	6
$\frac{25}{32}$ " structural cellulose fiberboard sheathing	$1\frac{3}{4}$ " galvanized roofing nail, $\frac{3}{16}$ " crown or 1" crown staple 16 ga., $1\frac{1}{2}$ " long	3	6
$\frac{1}{2}$ " gypsum sheathing ^d	$1\frac{1}{2}$ " galvanized roofing nail; staple galvanized, $1\frac{1}{2}$ " long; $1\frac{1}{4}$ " screws, Type W or S	7	7
$\frac{3}{8}$ " gypsum sheathing ^d	$1\frac{3}{4}$ " galvanized roofing nail; staple galvanized, $1\frac{3}{8}$ " long; $1\frac{3}{8}$ " screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing			
$\frac{3}{4}$ " and less	6d deformed (2 " × 0.120 ") nail or 8d common ($2\frac{1}{2}$ " × 0.131 ") nail	6	12
$\frac{7}{8}$ "– 1 "	8d common ($2\frac{1}{2}$ " × 0.131 ") nail or 8d deformed ($2\frac{1}{2}$ " × 0.120 ") nail	6	12
$1\frac{1}{8}$ "– $1\frac{1}{4}$ "	10d common (3 " × 0.148 ") nail or 8d deformed ($2\frac{1}{2}$ " × 0.120 ") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Deleted.

b. Staples are 16 gage wire and have a minimum $\frac{3}{16}$ -inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having ultimate wind speed of 130 mph or greater, 8d deformed ($2\frac{1}{2}$ " × 0.120 ") nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having ultimate wind speed of 120 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking. Roof sheathing $\frac{3}{16}$ -inch or greater in thickness does not require perimeter blocking.

j. For nominal dimensions of nails see Table R602.3(1a).

k. Nails and staples shall conform to the requirements of ASTM F1667.



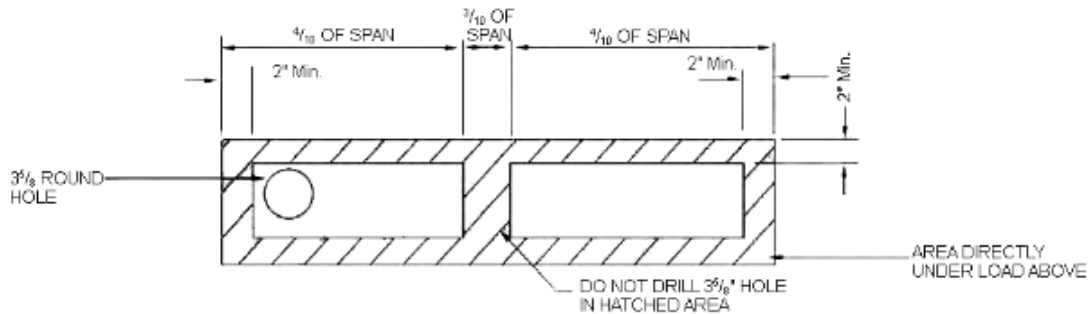
**TABLE R602.3(5)
SIZE, HEIGHT AND SPACING OF WOOD STUDS^{a, d}**

STUD SIZE (Inches)	BEARING WALLS				NONBEARING WALLS		
	Laterally unsupported stud height ^a (feet)	Maximum spacing when supporting a roof-ceiling assembly or a habitable attic assembly, only (Inches)	Maximum spacing when supporting one floor, plus a roof-ceiling assembly or a habitable attic assembly (Inches)	Maximum spacing when supporting two floors, plus a roof-ceiling assembly or a habitable attic assembly (Inches)	Maximum spacing when supporting one floor height ^a (Inches)	Laterally unsupported stud height ^a (feet)	Maximum spacing (Inches)
2 x 3 ^b	—	—	—	—	—	10	16
2 x 4	10	24 ^c	16 ^f	g	24	14	24
3 x 4	10	24	24	16	24	14	24
2 x 5	10	24	24	—	24	16	24
2 x 6	10	24	24	16	24	20	24

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- a. Listed heights are distances between points of lateral support placed perpendicular to the plane of the wall. Bearing walls shall be sheathed on not less than one side or bridging shall be installed not greater than 4 feet apart measured vertically from either end of the stud. Increases in unsupported height are permitted where in compliance with Exception 2 of Section R602.3.1 or designed in accordance with accepted engineering practice.
- b. Shall not be used in exterior walls.
- c. A habitable attic assembly supported by 2 x 4 studs is limited to a roof span of 32 feet. Where the roof span exceeds 32 feet, the wall studs shall be increased to 2 x 6 or the studs shall be designed in accordance with accepted engineering practice.
- d. One half of the studs interrupted by a wall opening shall be placed immediately outside the jack studs on each side of the opening as king studs to resist wind loads. King studs shall extend full height from sole plate to top plate of the wall.
- e. 2 x 4 studs at 12 inches maximum spacing are permitted in accordance with Table R4505(b).

**FIGURE R502.8(1)
CUTTING, NOTCHING AND DRILLING**



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

1. Do not drill in center 2/10's of joist span.
2. Do not drill directly under load bearing walls at end.
3. Do not drill closer than 2 inch to top or bottom edge.
4. Apply 4 feet joist width x 1/2 inch CDX plywood with face grain running with joist to both sides using 6d nails or 1 1/2 inch screws 1 inch from top and bottom 4 inches o.c.
5. Holes shall not be closer than 2 inches o.c. within unnotched area only.
6. Plywood shall be attached such that 2 feet minimum of plywood is centered on each side of the hole location, except when the hole is located within 2 feet of the end of joist.



Module 5: Limitations of License and Cost of the Undertaking

Upon completion of this module, students will be able to understand the license limitation and the Board's definition of ancillary costs to improve the land and the value of a project.

Fill in the blanks as your instructor or the expert provides the definitions.

Classification

Held by the licensee which limits _____

Limitation

Sets a limit on _____

Limited limitation

Intermediate limitation

Unlimited limitation

How are the limitation levels determined?

Cost of the Undertaking (as defined by the Board in 21 NCAC 12A.0201)

What is an "ancillary cost"?

How do "ancillary costs" affect the value of the project?



What is the difference between a license limitation and a license classification?

- A. The license classification defines the type of the work and the license limitation establishes the value limits of a project on which the licensee may bid or contract.
- B. The classification limits the value of the project on which the licensee may bid or contract and the limitation limits the type of work.
- C. The classification and limitation both limit the number of projects completed at one time.
- D. There is no difference between the license classification and limitation.



What are the three limitations for a general contractor's license in North Carolina? Select all that apply.

- A. Apprentice – Single projects with a value of up to \$250,000.
- B. Limited – Single projects with a value of up to \$750,000.
- C. Home Improvement – Multiple projects with a value of up to \$500,000.
- D. Intermediate – Single projects with a value of up to \$1,500,000.
- E. Unlimited – No restrictions on the value of the project.



The value of a construction project and the cost of a project are defined by rule as the same thing.

True or False



How does 21 NCAC 12A.0201 define the cost of the undertaking? Select all that apply.

- A. The final cost of a project evidenced by the contract and any subsequent amendments.
- B. Permit records, invoices, and cancelled checks.
- C. The amount of a real estate loan.
- D. The amount of a construction loan plus the cost of the land.
- E. The amount of the construction contract, subsequent amendments, and the cost of the land.



Which of the following items are considered “ancillary improvements” for a single-family residence? Select all that apply.

- A. Creation of a pond for storm water control
 - B. Adding a public sidewalk
 - C. Adding a handicap ramp to the public sidewalk
 - D. Pouring a concrete foundation
-



Module 6: Conclusion

Course Wrap Up - Resources

 NCLBGC website at
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