



Jackson County Office of Permitting & Code Enforcement

www.jacksonnc.org/code-enforcement.html

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When do you need a permit?

Generally, a building permit is required for ANY construction, installation, repair, replacement or alteration costing more than \$40,000 in any single family residence, farm building, or commercial building, per §143-138 (b5). A permit is also required, no matter what the cost, if the work involves the addition, repair or replacement of load bearing members or structures, the addition of plumbing, heating, air conditioning, electrical wiring, devices, appliances or equipment.

Examples of work requiring a permit:

- Decks, carports and garages of any size
- Backyard storage buildings exceeding 12 feet in any dimension
- Room additions, finishing an unfinished attic space
- Relocating or installing new light fixtures that adds to the electrical system
- Replacing and reconnecting furnaces, etc.
- Adding to or modifying the heating and air conditioning system
- Adding an additional sink or water closet or modifying the plumbing system
- Replacing a water heater of another type
- Kitchen cabinet replacement that changes the configuration or exceeds \$40,000
- Structural repair, i.e. floor joists, sub-floor, roof sheathing, headers, piers, footings

What can be done without a permit?

- Repair of non-load bearing components and non-structural repairs
- Replacement of windows and doors if they remain in the same location and are the same size
- Repairing pickets, railings, stair treads and decking on exterior decks, porches and balconies
- Any plumbing equipment or fixture/fitting replacement which does not change equipment size or system capacity.
- Like-for-like water heater replacement as long as it remains in the same location
- Vinyl siding replacement (If the electrical service has to be moved a permit will be required before electricity can be restored.)
- Roofing material replacement (shingles, metal roofing) with no structural changes (no repair or replacement of framing members)
- Repair/replacement of dishwashers, disposals, water heaters, electrical devices or light fixtures provided that the work does not include the addition or relocation of wiring