

WHEN MUST WORK BE DONE BY A LICENSED CONTRACTOR?

Building projects requiring a licensed contractor:

- The building construction cost is \$30,000 or more.

Building projects that do not require a licensed contractor (permits are still required):

- The building construction cost is less than \$30,000...or
- Building construction where a person, firm, or corporation owns the land where building construction takes place and the building is intended solely for occupancy by that person and his family, firm, or corporation for a period of 12 months following completion. The owner must also file an affidavit with the local inspection department attesting that they are the owner of the property, they will personally superintend and manage all aspects of the construction and will not delegate that duty to any unlicensed person, and the owner must be personally present for all inspections. The owner does not have to be present for inspections if the building plans were drawn and sealed by an architect licensed pursuant to Chapter 83A of the General Statutes.

Plumbing and Mechanical projects requiring a licensed contractor:

- Installation, extension, alteration or general repair of plumbing or heating and air-conditioning (unless performed by owner who personally occupies the structure).

Plumbing and Mechanical projects that do not require a licensed contractor (permits are still required):

- Installation, extension, alteration or general repair of plumbing or heating and air conditioning performed by owner personally occupying the structure...or
- Minor repairs or minor replacements to an already installed system of plumbing, heating, or air conditioning. This includes the replacement of parts in an installed system which do not require any change in energy source, fuel type, or routing or sizing of venting or piping. Parts shall include a compressor, coil, contactor, motor, or capacitor...or
- The on-site assembly of a factory designed drain line system for a manufactured home if:
 - The person is a licensed manufactured home retailer, a licensed manufactured home set-up contractor, or a full-time employee of either,
 - Obtains an inspection by the local inspections department, and
 - Performs the assembly according to the State Plumbing Code.

Electrical projects requiring a licensed contractor:

- Installation, extension, alteration or general repair of electrical wiring, devices, appliances or equipment (unless performed by owner who personally occupies the structure).

Electrical projects that do not require a licensed contractor (permits are still required):

- Installation, extension, alteration or general repair of electrical wiring, devices, appliances or equipment performed by any person who is himself and for himself installing, maintaining, altering or repairing electric work, wiring, devices, appliances or equipment upon his own property when such property is not intended at the time for rent, lease, or sale.