

Spartanburg County Building Codes & Fire Services



STATE LICENSE EXEMPTION REQUEST FOR HOMEOWNERS

State law requires residential construction by licensed residential builders and specialty contractors. **You have applied for a permit under an exemption to that law.** The exemption allows you, property owner, to act as your own contractor even though you do not hold a state license. You must supervise the construction yourself. You may build or improve a one-family or two-family residence. The building must be for your own use and occupancy. It may not be built for sale or rent. If you sell or rent a building you have built yourself within the two years after the construction is completed, the law will presume that you built it for sale or rent, which is a violation of this exemption. You may not hire an unlicensed person as your residential builder or specialty contractor. It is your responsibility to make sure that people employed by you have licenses required by the state law and by county or municipal licensing ordinances. Your construction must comply with all applicable laws, ordinances, building codes, and Land-use ordinances.

To qualify for this exemption, you as the owner of the residential building or structure must promptly file as a matter of public record **a notice with the register of deeds**, indexed under the owner's name in the grantor's index, stating that the residential building or structure was constructed by the owner as an unlicensed builder. Failure to do so will delay the permit process.

By signing this form, you acknowledge receiving the **"Disclosure Statement" required to be filed**, your responsibilities as outlined and will abide by all applicable laws, ordinances, building codes, and Land-use ordinances.

Address: _____

City: _____ State: _____ Zip: _____

Tax Map Number: _____

(Owner Signature)

(Print)

Spartanburg County

Building Codes & Fire Services



Jerry Glover, Director
Gary Splawn, Permits Administrator

OWNER BUILDER INFORMATION

OWNER NAME: _____

DATE: _____

CONSTRUCTION ADDRESS: _____

This department understands that as an owner you have the right to build on your property. As a public service to protect you and the investment in your property, this department has put together this information.

Please read and initial each paragraph. If you do not understand a paragraph, the Building Official or Permits Administrator will be happy to explain it to you.

1. I hold deed to the above property and I will be doing all construction myself.

Initial _____

2. I understand that as an owner-builder, I must abide by all Land-use ordinances and building regulations in effect at the time the permit was issued.

Initial _____

3. I have a copy of the 2015 International Residential Code and understand that this department and its inspectors are there to help enforce and interpret the code.

Initial _____

4. I understand that the building official and inspectors are not there to design, alter, or give advice on how to meet the code, but to determine if the structure meets the minimum code.

Initial _____

5. I understand that as an owner-builder, any contract disputes with sub-contractors and myself, must be handled in a civil court with the advice of an attorney. This Department will not mitigate any contract disputes.

Initial _____

6. I understand that if I compensate any person or company for work performed with a Cost of \$200.00 or more, they are required to have a State License in this jurisdiction.

Initial _____

7. I understand that if any person gets injured on my construction project, they are entitled to workmen's compensation. If they do not possess a workmen's compensation policy, I could be held liable for all doctor and related cost – which could include loss of wages during recovery from their injury.

Initial _____

8. I understand that under State and Local Laws, I cannot do any Electrical, Plumbing, Heating & Air work on my property without first obtaining the proper licenses and permits.

Initial _____

I have read, understand and will abide by all of the above information.

(Signature) (Print Name) (Date)

Thank you for your corporation