

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023

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HOUSE BILL 488
Committee Substitute Favorable 3/30/23
PROPOSED COMMITTEE SUBSTITUTE H488-PCS30354-BGf-18

Short Title: Code Council Reorg. and Var. Code Amend.

(Public)

Sponsors:

Referred to:

March 28, 2023

1 A BILL TO BE ENTITLED
2 AN ACT TO REORGANIZE THE BUILDING CODE COUNCIL AND CREATE THE
3 RESIDENTIAL CODE COUNCIL AND TO AMEND VARIOUS PROVISIONS OF THE
4 NORTH CAROLINA STATE BUILDING CODE AND LAND DEVELOPMENT
5 REGULATIONS.

6 The General Assembly of North Carolina enacts:

7
8 **BUILDING CODE COUNCIL REORGANIZATION, CREATION OF THE**
9 **RESIDENTIAL CODE COUNCIL, AND CLARIFY STATUTORY REFERENCES TO**
10 **THE NORTH CAROLINA STATE BUILDING CODE**

11 SECTION 1.(a) Article 9 of Chapter 143 of the General Statutes reads as rewritten:

12 "Article 9.

13 "~~Building Code Council~~Council, Residential Code Council, and North Carolina State Building
14 Code.

15 "**§ 143-136. Building Code Council created; membership, committees.**

16 ...

17 (d) Building Code Committee Created; Duties. – Within the Building Code Council, there
18 is hereby created a Building Code Committee for all structures except those subject to the North
19 Carolina State ~~Residential Building Code: Residential Code for One and Two Family~~
20 ~~Dwellings Code.~~ The committee shall be composed of the following nine members of the
21 Building Code Council:

- 22 (1) One of the licensed architects appointed by the chairman of the Building Code
23 Council.
24 (2) The licensed engineer practicing mechanical engineering.
25 (3) The licensed engineer practicing electrical engineering.
26 (4) The licensed engineer practicing structural engineering.
27 (5) The municipal elected official.
28 (6) The fire service representative.
29 (7) The municipal or county building inspector.
30 (8) The State agency engineer.
31 (9) The licensed general contractor.

32 The chairman of the Building Code Council shall call the first meeting of the Committee, at
33 which meeting the Committee shall elect a chairman from among the members of the Committee
34 as the first order of business. Thereafter, the Committee shall meet upon the call of the chairman
35 to review any proposal for revision or amendment to the North Carolina ~~State Building Code,~~



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1 including provisions applicable to the North Carolina Energy Conservation Code, the North
2 Carolina Electrical Code, the North Carolina Fuel Gas Code, the North Carolina Plumbing Code,
3 the North Carolina Mechanical Code, the North Carolina Existing Building Code, and any other
4 code applicable to commercial or multi-family construction, and no revision or amendment to
5 any of these codes applicable to commercial or multi-family construction may be considered by
6 the Building Code Council unless recommended by this committee. This committee shall also
7 oversee the process by which the Council conducts its revision of the codes applicable to
8 commercial or multi-family construction pursuant to G.S. 143-138(d). This committee shall also
9 consider any appeal or interpretation arising under G.S. 143-141 pertaining to codes applicable
10 to commercial or multi-family construction and make a recommendation to the Building Code
11 Council for disposition of the appeal or interpretation. In considering the recommendations of
12 the committee related to revisions and amendments of the Building Code, nothing in this
13 subsection shall prevent the Building Code Council from accepting, rejecting, or amending the
14 recommendation, provided that any amendment to the recommendation must be germane.

15 **"§ 143-136.1. Residential Code Council created; membership.**

16 (a) Creation; Membership. – There is hereby created a Residential Code Council, which
17 consists of 13 members appointed as follows:

- 18 (1) One member appointed by the General Assembly upon the recommendation
19 of the Speaker of the House of Representatives who shall hold an unlimited
20 residential contractor license under Chapter 87 of the General Statutes.
- 21 (2) One member appointed by the General Assembly upon the recommendation
22 of the President Pro Tempore of the Senate who shall hold an intermediate
23 residential contractor license under Chapter 87 of the General Statutes.
- 24 (3) One member appointed by the General Assembly upon the recommendation
25 of the Speaker of the House of Representatives who shall hold a plumbing
26 contractor license under Chapter 87 of the General Statutes and specializes in
27 residential construction.
- 28 (4) One member appointed by the General Assembly upon the recommendation
29 of the President Pro Tempore of the Senate who shall hold a heating contractor
30 license under Chapter 87 of the General Statutes and specializes in residential
31 construction.
- 32 (5) One member appointed by the General Assembly upon the recommendation
33 of the Speaker of the House of Representatives who shall hold an unlimited
34 general contractor license under Chapter 87 of the General Statutes and
35 specializes in coastal construction.
- 36 (6) One member appointed by the General Assembly upon the recommendation
37 of the President Pro Tempore of the Senate who shall hold a limited residential
38 contractor license under Chapter 87 of the General Statutes.
- 39 (7) One member appointed by the Governor subject to confirmation in accordance
40 with Section 5(8) of Article III of the North Carolina Constitution, who shall
41 hold an electrical contractor license under Chapter 87 of the General Statutes.
- 42 (8) One member appointed by the Governor subject to confirmation in accordance
43 with Section 5(8) of Article III of the North Carolina Constitution, who shall
44 be a licensed professional engineer under Chapter 89C of the General Statutes
45 and specializes in residential construction.
- 46 (9) One member appointed by the Governor subject to confirmation in accordance
47 with Section 5(8) of Article III of the North Carolina Constitution, who shall
48 be a Level I or Level II Code-enforcement official employed by a municipality
49 or county.

1 (10) One member appointed by the Governor subject to confirmation in accordance
2 with Section 5(8) of Article III of the North Carolina Constitution, who shall
3 be a member of the public-at-large.

4 (11) One member appointed by the Governor subject to confirmation in accordance
5 with Section 5(8) of Article III of the North Carolina Constitution, who shall
6 be a licensed architect under Chapter 83A of the General Statutes and
7 specializes in residential construction or a licensed professional engineer
8 under Chapter 89C of the General Statutes and specializes in residential
9 construction.

10 (12) One member appointed by the Governor subject to confirmation in accordance
11 with Section 5(8) of Article III of the North Carolina Constitution, who shall
12 be a fire service representative.

13 (13) One member appointed by the Governor subject to confirmation in accordance
14 with Section 5(8) of Article III of the North Carolina Constitution, who shall
15 hold a general contractor license under Chapter 87 of the General Statutes and
16 specializes in residential foundations or concrete placement.

17 (b) Terms; Vacancies; Chair. – Of the members initially appointed by the General
18 Assembly upon the recommendation of the Speaker of the House of Representatives, one shall
19 serve for a term of two years, one shall serve for a term of four years, and one shall serve for a
20 term of six years. Of the members initially appointed by the General Assembly upon the
21 recommendation of the President Pro Tempore of the Senate, one shall serve for a term of two
22 years, one shall serve for a term of four years, and one shall serve for a term of six years. Of the
23 members initially appointed by the Governor, one shall serve for a term of two years, one shall
24 serve for a term of four years, and two shall serve for a term of six years. Thereafter, all
25 appointments shall be for terms of six years. Appointments by the General Assembly shall be
26 made in accordance with G.S. 120-121, and vacancies in those appointments shall be filled in
27 accordance with G.S. 120-122. Vacancies in appointments made by the Governor shall be filled
28 by the Governor subject to confirmation in accordance with Section 5(8) of Article III of the
29 North Carolina Constitution. The Governor shall designate one member of the Council as chair.

30 (c) Compensation. – Members of the Residential Code Council, other than any who are
31 employees of the State, shall receive seven dollars (\$7.00) per day, including necessary time
32 spent in traveling to and from their place of residence within the State to any place of meeting or
33 while traveling on official business of the Council. In addition, all members shall receive mileage
34 and subsistence according to State practice while going to and from any place of meeting, or
35 when on official business of the Council.

36 (d) Duties. – The Residential Code Council shall review and consider any proposal for
37 revision or amendment to the North Carolina Residential Code, including applicable provisions
38 from the North Carolina Energy Conservation Code, North Carolina Electrical Code, North
39 Carolina Fuel Gas Code, North Carolina Plumbing Code, North Carolina Mechanical Code,
40 North Carolina Existing Building Code, and any other code applicable to residential construction.
41 This Council shall also consider any appeal or interpretation arising under G.S. 143-141
42 pertaining to the North Carolina Residential Code and make disposition of the appeal or issue an
43 interpretation.

44 **"§ 143-137. Organization of Council; rules; meetings; staff; fiscal affairs.**

45 ...

46 (d) Fiscal Affairs of the Council. – All funds for the operations of the Council and its
47 staff shall be appropriated to the Department of Insurance for the use of the Council. All such
48 funds shall be held in a separate or special account on the books of the Department of Insurance,
49 with a separate financial designation or code number to be assigned by the Department of
50 Administration-Insurance or its agent. Expenditures for staff salaries and operating expenses shall
51 be made in the same manner as the expenditure of any other Department of Insurance funds. The

1 Department of Insurance may hire such additional personnel as may be necessary to handle the
2 work of the Building Code Council, within the limits of funds appropriated for the Council and
3 with the approval of the Council.

4 **"§ 143-137.1. Organization of Residential Code Council; rules; meetings; staff; fiscal**
5 **affairs; quorum.**

6 (a) First Meeting; Organization; Rules. – Within 30 days after its appointment, the
7 Residential Code Council shall meet on call of the Commissioner of Insurance. The Council shall
8 adopt rules it may deem necessary for the proper discharge of its duties. The chair may establish
9 and appoint members to any committees the work of the Council may require. In addition, the
10 chair may establish and appoint an ad hoc code revision committee to consider and prepare
11 revisions and amendments to the North Carolina Residential Code. The ad hoc committee shall
12 consist of members of the Council, licensed contractors, and design professionals most affected
13 by the North Carolina Residential Code, and members of the public. Committees shall meet upon
14 the call of their respective chairs and shall report their recommendations to the Council.

15 (b) Meetings. – The Residential Code Council shall meet regularly, at least once every
16 six months, at places and dates to be determined by the Council. Special meetings may be called
17 by the chair and must be called by the chair at the request of two or more members of the Council.
18 All members shall be notified by the chair in writing of the time and place of regular and special
19 meetings at least seven days in advance of such meeting. All meetings shall be open to the public.

20 (c) Staff. – Personnel of the Division of Engineering of the Department of Insurance shall
21 serve as a staff for the Residential Code Council. This staff shall have the following duties:

22 (1) Keeping an accurate and complete record of all meetings, hearings,
23 correspondence, laboratory studies, and technical work performed by or for
24 the Council, and making these records available for public inspection at all
25 reasonable times.

26 (2) Handling correspondence for the Council.

27 (d) Fiscal Affairs of the Council. – All funds for the operations of the Residential Code
28 Council and its staff shall be appropriated to the Department of Insurance for the use of the
29 Council. These funds shall be held in a separate or special account on the books of the Department
30 of Insurance, with a separate financial designation or code number to be assigned by the
31 Department of Insurance or its agent. Expenditures for staff salaries and operating expenses shall
32 be made in the same manner as the expenditure of any other Department of Insurance funds. The
33 Department of Insurance may hire any additional personnel necessary to handle the work of the
34 Council, within the limits of funds appropriated for the Council and with the approval of the
35 Council.

36 (e) Quorum; Voting; No Proxy Vote. – Nine members shall constitute a quorum for the
37 transaction of business and an affirmative vote of nine members present shall be necessary to
38 approve any action of the Council, including any amendment or revision to the North Carolina
39 Residential Code. No member may vote by proxy.

40 **"§ 143-138. North Carolina State Building Code.**

41 (a) Preparation and Adoption. – The Building Code Council and Residential Code
42 Council may prepare and adopt, in accordance with the provisions of this Article, a North
43 Carolina State Building Code. Before the adoption of any volume of the Code, or any part of the
44 Code, the responsible Council shall hold at least one public hearing. A notice of the public
45 hearing shall be published in the North Carolina Register at least 15 days before the date of the
46 hearing. Notwithstanding G.S. 150B-2(8a)h., any volume, or any part, of the North Carolina
47 State Building Code as adopted by the Building Code Council or Residential Code Council is a
48 rule within the meaning of G.S. 150B-2(8a) and shall be adopted in accordance with the
49 procedural requirements of Article 2A of Chapter 150B of the General Statutes. For the purposes
50 of this Article, "North Carolina State Building Code" or "Code" shall collectively refer to all

1 Code volumes, as revised or amended, prepared and adopted by the Building Code Council or
 2 Residential Code Council pursuant to this Article, including the following Code volumes:

- 3 (1) North Carolina Administrative Code and Policies.
- 4 (2) North Carolina Building Code.
- 5 (3) North Carolina Electrical Code.
- 6 (4) North Carolina Energy Conservation Code.
- 7 (5) North Carolina Existing Building Code.
- 8 (6) North Carolina Fire Code.
- 9 (7) North Carolina Fuel Gas Code.
- 10 (8) North Carolina Mechanical Code.
- 11 (9) North Carolina Plumbing Code.
- 12 (10) North Carolina Residential Code.

13 (a1) Additional Adoption Requirements. –

- 14 (1) The Building Code Council or Residential Code Council shall request the
 15 Office of State Budget and Management to prepare a fiscal note for a proposed
 16 Code change that has a substantial economic impact, as defined in
 17 G.S. 150B-21.4(b1), or that increases the cost of residential housing by eighty
 18 dollars (\$80.00) or more per housing unit. The change can become effective
 19 only in accordance with G.S. 143-138(d). Neither the Department of
 20 Insurance nor the ~~Council-Councils~~ shall be required to expend any monies to
 21 pay for the preparation of any fiscal note under this section by any person
 22 outside of the Department or ~~Council-Councils~~ unless the Department or
 23 ~~Council-contracts-Councils contract~~ with a third-party vendor to prepare the
 24 fiscal note.
- 25 (2) The responsible Council shall conduct a cost-benefit analysis for all proposed
 26 changes considered after January 1, 2018, to the North Carolina Energy
 27 Conservation Code.

28 (b) Contents of the Code. – The North Carolina State Building Code, as adopted by the
 29 Building Code Council or Residential Code Council, may include reasonable and suitable
 30 classifications of buildings and structures, both as to use and occupancy; general building
 31 restrictions as to location, height, and floor areas; rules for the lighting and ventilation of
 32 buildings and structures; requirements concerning means of egress from buildings and structures;
 33 requirements concerning means of ingress in buildings and structures; rules governing
 34 construction and precautions to be taken during construction; rules as to permissible materials,
 35 loads, and stresses; rules governing chimneys, heating appliances, elevators, and other facilities
 36 connected with the buildings and structures; rules governing plumbing, heating, air conditioning
 37 for the purpose of comfort cooling by the lowering of temperature, and electrical systems; and
 38 such other reasonable rules pertaining to the construction of buildings and structures and the
 39 installation of particular facilities therein as may be found reasonably necessary for the protection
 40 of the occupants of the building or structure, its neighbors, and members of the public at large.

41 ...

42 (b2) Carbon Monoxide Alarms. – The Code (i) may contain provisions requiring the
 43 installation of either battery-operated or electrical carbon monoxide alarms in every dwelling
 44 unit having a combustion heater, appliance, or fireplace, and in any dwelling unit having an
 45 attached garage and (ii) shall contain provisions requiring the installation of electrical carbon
 46 monoxide alarms at a lodging establishment. Violations of this subsection and rules adopted
 47 pursuant to this subsection shall be punishable in accordance with subsection (h) of this section
 48 and G.S. 143-139. In particular, the rules shall provide:

49 ...

- 50 (3) The Building Code Council shall modify the ~~NC State Building Code (Fire~~
 51 ~~Prevention)~~ North Carolina Fire Code to regulate the provisions of this

1 subsection in new and existing lodging establishments, including hotels,
2 motels, tourist homes that provide accommodations for seven or more
3 continuous days (extended-stay establishments), and bed and breakfast inns
4 and bed and breakfast homes as defined in G.S. 130A-247; provided nothing
5 in this subsection shall prevent the Building Code Council from establishing
6 more stringent rules regulating carbon monoxide alarms or detectors for new
7 lodging establishments, including hotels, motels, tourist homes that provide
8 accommodations for seven or more continuous days (extended-stay
9 establishments), and bed and breakfast inns and bed and breakfast homes as
10 defined in G.S. 130A-247. The Building Code Council shall modify the ~~NC~~
11 ~~State Building Code (Fire Prevention)~~ North Carolina Fire Code minimum
12 inspection schedule to include annual inspections of new and existing lodging
13 establishments, including hotels, motels, and tourist homes that provide
14 accommodations for seven or more continuous days (extended-stay
15 establishments), and bed and breakfast inns and bed and breakfast homes as
16 defined in G.S. 130A-247 for the purpose of compliance with this subsection.

17 (4) Upon discovery of a violation of this subsection that poses an imminent hazard
18 and that is not corrected during an inspection of a lodging establishment
19 subject to the provisions of G.S. 130A-248, the code official responsible for
20 enforcing the ~~NC State Building Code (Fire Prevention)~~ North Carolina Fire
21 Code shall immediately notify the local health director for the county in which
22 the violation was discovered, or the local health director's designee, by verbal
23 contact and shall also submit a written report documenting the violation of this
24 subsection to the local health director for the county in which the violation
25 was discovered, or the local health director's designee, on the next working
26 day following the discovery of the violation. Within one working day of
27 receipt of the written report documenting a violation of this subsection, the
28 local health director for the county in which the violation was discovered, or
29 the local health director's designee, shall investigate and take appropriate
30 action regarding the permit for the lodging establishment, as provided in
31 G.S. 130A-248. Lodging establishments having five or more rooms that are
32 exempted from the requirements of G.S. 130A-248 by G.S. 130A-250 shall
33 be subject to the penalties set forth in the ~~NC State Building Code (Fire~~
34 ~~Prevention)~~ North Carolina Fire Code.

35 (5) Upon discovery of a violation of this subsection that does not pose an
36 imminent hazard and that is not corrected during an inspection of a lodging
37 establishment subject to the provisions of G.S. 130A-248, the owner or
38 operator of the lodging establishment shall have a correction period of three
39 working days following the discovery of the violation to notify the code
40 official responsible for enforcing the ~~NC State Building Code (Fire~~
41 ~~Prevention)~~ North Carolina Fire Code verbally or in writing that the violation
42 has been corrected. If the code official receives such notification, the code
43 official may reinspect the portions of the lodging establishment that contained
44 violations, but any fees for reinspection shall not exceed the fee charged for
45 the initial inspection. If the code official receives no such notification, or if a
46 reinspection discovers that previous violations were not corrected, the code
47 official shall submit a written report documenting the violation of this
48 subsection to the local health director for the county in which the violation
49 was discovered, or the local health director's designee, within three working
50 days following the termination of the correction period or the reinspection,
51 whichever is later. The local health director shall investigate and may take

1 appropriate action regarding the permit for the lodging establishment, as
2 provided in G.S. 130A-248. Lodging establishments having five or more
3 rooms that are exempted from the requirements of G.S. 130A-248 by
4 G.S. 130A-250 shall be subject to the penalties set forth in the ~~NC State~~
5 ~~Building Code (Fire Prevention)~~ North Carolina Fire Code.

6 ...

7 (b7) Appendices. – For the information of users thereof, the Code shall include as
8 appendices the following:

- 9 (1) Any rules governing boilers adopted by the Board of Boiler and Pressure
10 Vessels Rules,
- 11 (2) Any rules relating to the safe operation of elevators adopted by the
12 Commissioner of Labor, and
- 13 (3) Any rules relating to sanitation adopted by the Commission for Public Health
14 which the Building Code Council or Residential Code Council believes
15 pertinent.

16 The Code may include references to such other rules of special types, such as those of the
17 Medical Care Commission and the Department of Public Instruction as may be useful to persons
18 using the Code. No rule issued by any agency other than the Building Code Council or
19 Residential Code Council shall be construed as a part of the Code, nor supersede that Code, it
20 being intended that they be presented with the Code for information only.

21 ...

22 (b9) Exclusion for Industrial Machinery. – Nothing in this Article shall extend to or be
23 construed as being applicable to the regulation of the design, construction, location, installation,
24 or operation of industrial machinery. However, if during the ~~building code~~ Code inspection
25 process, an electrical inspector has any concerns about the electrical safety of a piece of industrial
26 machinery, the electrical inspector may refer that concern to the Occupational Safety and Health
27 Division in the North Carolina Department of Labor but shall not withhold the certificate of
28 occupancy nor mandate third-party testing of the industrial machinery based solely on this
29 concern. For the purposes of this paragraph, "industrial machinery" means equipment and
30 machinery used in a system of operations for the explicit purpose of producing a product or
31 acquired by a State-supported center providing testing, research, and development services to
32 manufacturing clients. The term does not include equipment that is permanently attached to or a
33 component part of a building and related to general building services such as ventilation, heating
34 and cooling, plumbing, fire suppression or prevention, and general electrical transmission.

35 ...

36 (b13) Migrant Housing. – The Building Code Council shall provide for an exemption from
37 any requirements in the ~~fire prevention code~~ North Carolina Fire Code for installation of an
38 automatic sprinkler system applicable to buildings meeting all of the following:

- 39 (1) Has one floor.
- 40 (2) Meets all requirements of 29 C.F.R. § 1910.142, as amended.
- 41 (3) Meets all requirements of Article 19 of Chapter 95 of the General Statutes and
42 rules implementing that Article.

43 For purposes of this subsection, "migrant housing" and "migrant" shall be defined as in
44 G.S. 95-223.

45 ...

46 (b15) Exclusion from Energy Conservation Code Requirements for Existing Commercial
47 Buildings. – The alteration of commercial buildings and structures that received a certificate of
48 occupancy prior to January 1, 2012, may be subject to the rules pertaining to energy efficiency
49 and energy conservation that were in effect on December 31, 2011. The addition to commercial
50 buildings and structures that received a certificate of occupancy prior to January 1, 2012, may be
51 subject to the rules pertaining to energy efficiency and energy conservation that were in effect

1 on December 31, 2011, so long as the addition does not increase the building area of the existing
2 commercial building or structure to more than one hundred fifty percent (150%) of the building
3 area of the commercial building or structure as it was in existence on December 31, 2011. For
4 the purpose of this subsection, the term "commercial buildings and structures" shall include all
5 structures and buildings that are not classified as a Group R occupancy by the Building Code
6 Council.

7 ...

8 (b18) Exclusion From Energy ~~Efficiency Conservation~~ Code Requirements for Certain Use
9 and Occupancy Classifications. – The Building Code Council shall provide for an exemption
10 from any requirements in the energy efficiency standards pursuant to Chapter 13 of the 2012
11 North Carolina Building Code and the 2012 Energy Conservation Code, and any subsequent
12 amendments to the North Carolina Building Code and North Carolina Energy Conservation
13 Code, for the following use and occupancy classifications pursuant to Chapter 3 of the 2012
14 North Carolina Building Code: Section 306, Factory Group F; Section 311, Storage Group S;
15 and Section 312, Utility and Miscellaneous Group U. This exclusion shall apply to the entire
16 floor area of any structure for which the primary use or occupancy is listed herein.

17 (b19) Exclusion From Energy Efficiency Code Requirements for Residential Garages. –
18 The Residential Code Council shall provide for an exemption for detached and attached garages
19 located on the same lot as a dwelling from any requirements in the energy efficiency standards
20 pursuant to Chapter 11 of the North Carolina Residential Code ~~for One and Two Family~~
21 ~~Dwellings~~ and Chapter 4 of the North Carolina Energy Conservation Code.

22 ...

23 (b22) (Expires December 31, 2024 – see note) Limit Requirement for Certain Plans to be
24 Under Professional Seal. – The North Carolina State Building Code shall not require that plans
25 and specifications for any alteration, remodeling, renovation, or repair of a commercial building
26 or structure be prepared by and under the seal of a registered architect licensed under Chapter
27 83A of the General Statutes, or a registered engineer licensed under Chapter 89C of the General
28 Statutes, if the alteration, remodeling, renovation, or repair costs less than three hundred thousand
29 dollars (\$300,000) or if the total building area does not exceed 3,000 square feet in gross floor
30 area and all of the following apply:

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

37 (c) Standards to Be Followed in Adopting the Code. – All regulations contained in the
38 North Carolina State Building Code shall have a reasonable and substantial connection with the
39 public ~~health, safety, morals, or general welfare,~~ health and safety, and their provisions shall be
40 construed reasonably to those ends. Requirements of the Code shall conform to good engineering
41 practice. The Building Code Council and Residential Code Council may use as guidance, but is
42 not required to adopt, the requirements of the International Building Code of the International
43 Code Council, the Standard Building Code of the Southern Building Code Congress
44 International, Inc., the Uniform Building Code of the International Conference of Building
45 Officials, the National Building Code of the Building Officials and Code Administrators, Inc.,
46 the National Electric Code, the Life Safety Code, the National Fuel Gas Code, the Fire Prevention
47 Code of the National Fire Protection Association, the Safety Code for Elevators and Escalators,
48 and the Boiler and Pressure Vessel Code of the American Society of Mechanical Engineers, and
49 standards promulgated by the American National Standards Institute, Standards Underwriters'
50 Laboratories, Inc., and similar national or international agencies engaged in research concerning
51 strength of materials, safe design, and other factors bearing upon health and safety.

1 ...

2 (d) Amendments of the Code. – ~~Subject to the procedures set forth in G.S. 143-136(e)~~
3 ~~and (d), the~~ The Building Code Council and Residential Code Council may periodically revise
4 and amend ~~the~~ those parts of the North Carolina State Building Code, Code for which those
5 Councils are responsible, either on ~~its~~ their own motion or upon application from any citizen,
6 State agency, or political subdivision of the State. In addition to the periodic revisions or
7 amendments made by the responsible Council, the Residential Code Council ~~shall, following the~~
8 ~~procedure set forth in G.S. 143-136(e), shall revise or amend~~ the North Carolina ~~State Building~~
9 ~~Code: Residential Code for One and Two Family Dwellings, Code~~, including provisions
10 applicable to ~~One and Two Family Dwellings~~ dwellings covered by the North Carolina
11 Residential Code, from the ~~NC~~ North Carolina Energy Conservation Code, ~~NC~~ North Carolina
12 Electrical Code, ~~NC~~ North Carolina Fuel Gas Code, ~~NC~~ North Carolina Plumbing Code, and ~~NC~~
13 North Carolina Mechanical Code only every six years, to become effective the first day of
14 January of the following year, with at least six months between adoption and effective date. The
15 first six-year revision by the Residential Council under this subsection shall be adopted to become
16 effective January 1, ~~2019, 2031~~, and every six years thereafter. In adopting any amendment, the
17 Building Code Council and Residential Code Council shall comply with the same procedural
18 requirements and the same standards ~~set forth above~~ for adoption of the Code. The Building Code
19 Council and Residential Code Council, through the Department of Insurance, shall publish in the
20 North Carolina Register all appeal decisions made by the responsible Code Council and all formal
21 opinions at least semiannually. The Building Code Council and Residential Code Council,
22 through the Department of Insurance, shall also publish at least semiannually in the North
23 Carolina Register a statement providing the accurate ~~Web site~~ website address and information
24 on how to find additional commentary and interpretation of the Code.

25 (d1) Cost-Benefit Analysis. – When the Building Code Council or Residential Code
26 Council revises or amends the North Carolina State Building ~~Code~~ Code, or any part of the Code,
27 as provided in subsection (d) of this section and considers an economic analysis or cost-benefit
28 analysis of the proposed revision or amendment, the responsible Code Council shall not limit its
29 review to an economic analysis or cost-benefit analysis submitted by the proponent of the
30 proposed revision or amendment but shall either conduct its own economic analysis or
31 cost-benefit analysis or consider an economic analysis or cost-benefit analysis submitted other
32 than by the proponent of the proposed revision or amendment. This section shall not apply to a
33 proposal for revision or amendment made upon motion of a responsible Code Council or
34 submitted by a State agency or political subdivision of the State.

35 (e) Effect upon Local Codes. – Except as otherwise provided in this section, the North
36 Carolina State Building Code shall apply throughout the State, from the time of its adoption.
37 Approved rules shall become effective in accordance with G.S. 150B-21.3. However, any
38 political subdivision of the State may adopt a fire prevention code and floodplain management
39 regulations within its jurisdiction. The territorial jurisdiction of any municipality or county for
40 this purpose, unless otherwise specified by the General Assembly, shall be as follows: Municipal
41 jurisdiction shall include all areas within the corporate limits of the municipality and
42 extraterritorial jurisdiction areas established as provided in G.S. 160D-202 or a local act; county
43 jurisdiction shall include all other areas of the county. No such code or regulations, other than
44 floodplain management regulations and those permitted by G.S. 160D-1128, shall be effective
45 until they have been officially approved by the ~~Building~~ responsible Code Council as providing
46 adequate minimum standards to preserve and protect health and safety, in accordance with the
47 provisions of subsection (c) above. Local floodplain regulations may regulate all types and uses
48 of buildings or structures located in flood hazard areas identified by local, State, and federal
49 agencies, and include provisions governing substantial improvements, substantial damage,
50 cumulative substantial improvements, lowest floor elevation, protection of mechanical and
51 electrical systems, foundation construction, anchorage, acceptable flood resistant materials, and

1 other measures the political subdivision deems necessary considering the characteristics of its
2 flood hazards and vulnerability. In the absence of approval by the Building Code Council or
3 Residential Code Council, or in the event that approval is withdrawn, local fire prevention codes
4 and regulations shall have no force and effect. Provided any local regulations approved by the
5 local governing body which are found by the Council to be more stringent than the adopted
6 statewide fire prevention code and which are found to regulate only activities and conditions in
7 buildings, structures, and premises that pose dangers of fire, explosion or related hazards, and
8 are not matters in conflict with the State Building Code, may be approved. Local governments
9 may enforce the fire prevention code of the State Building Code using civil remedies authorized
10 under G.S. 143-139, 153A-123, and 160A-175. If the Commissioner of Insurance or other State
11 official with responsibility for enforcement of the Code institutes a civil action pursuant to
12 G.S. 143-139, a local government may not institute a civil action under G.S. 143-139, 153A-123,
13 or 160A-175 based upon the same violation. Appeals from the assessment or imposition of such
14 civil remedies shall be as provided in G.S. 160D-1127.

15 A local government may not adopt any ordinance in conflict with the exemption provided
16 by subsection (c1) of this section. No local ordinance or regulation shall be construed to limit the
17 exemption provided by subsection (c1) of this section.

18 ...

19 (g) Publication and Distribution of Code. – The Building Code Council and Residential
20 Code Council shall cause to be printed, after adoption by the each responsible Code Council, the
21 North Carolina State Building Code Code, or any part of the Code, and each amendment thereto.
22 It shall, at the State's expense, distribute copies of the Code and each amendment to State and
23 local governmental officials, departments, agencies, and educational institutions, as is set out in
24 the table below. (Those marked by an asterisk will receive copies only on written request to the
25 Council.)

26 OFFICIAL OR AGENCY NUMBER OF COPIES

27 State Departments and Officials

28	Governor	1
29	Lieutenant Governor	1
30	Auditor	1
31	Treasurer	1
32	Secretary of State	1
33	Superintendent of Public Instruction.....	1
34	Attorney General (Library)	1
35	Commissioner of Agriculture.....	1
36	Commissioner of Labor.....	1
37	Commissioner of Insurance	1
38	Department of Environmental	
39	Quality.....	1
40	Department of Health and Human Service	1
41	Division of Adult Correction and Juvenile Justice of the	
42	Department of Public Safety	1
43	Board of Transportation	1
44	Utilities Commission.....	1
45	Department of Administration	1
46	Clerk of the Supreme Court	1
47	Clerk of the Court of Appeals	1
48	Department of Natural and Cultural Resources [State	
49	Library]	1
50	Supreme Court Library	1
51	Legislative Library	1

1 Office of Administrative Hearings..... 1
2 Rules Review Commission 1
3 Schools
4 All state-supported colleges and universities
5 in the State of North Carolina *1 each
6 Local Officials
7 Clerks of the Superior Courts..... 1 each
8 Chief Building Inspector of each incorporated
9 municipality or county 1

10 In addition, the Building Code Council and Residential Code Council shall make additional
11 copies available at such price as it shall deem reasonable to members of the general public. The
12 proceeds from sales of the ~~Building Code Code~~, or any part of the Code, shall be credited to the
13 Insurance Regulatory Fund under G.S. 58-6-25.

14 ...
15 (j) Subsection (i) of this section does not apply to business occupancy buildings as
16 defined in the North Carolina ~~State Building Code~~ except that evacuation plans as required on
17 page 8, lines 2 through 16, and smoke detectors as required for Class I Buildings as required by
18 Section 1008.2, page 11, lines 5 through 21; Class II Buildings as required by Section 1008.3,
19 page 17, lines 17 through 28 and page 18, lines 1 through 10; and Class III Buildings, as required
20 by Section 1008.4, lines 21 through 25 shall not be exempted from operation of this act as applied
21 to business occupancy buildings, except that the Council shall adopt rules that allow a business
22 occupancy building built prior to 1953 to have a single exit to remain if the building complies
23 with the North Carolina Building Code on or before December 31, 2006.

24 (j1) A nonbusiness occupancy building built prior to the adoption of the 1953 Building
25 Code that is not in compliance with Section 402.1.3.5 of Volume IX of the Building Code or
26 Section 3407.2.2 of Volume I of the Building Code must comply with the applicable sections by
27 December 31, 2006.

28 ...

29 **"§ 143-138.1. Introduction and instruction of the North Carolina State Building Code;**
30 **posting of written commentaries and interpretations on Department of**
31 **Insurance ~~Web site~~.website.**

32 (a) Prior to the effective date of Code changes pursuant to G.S. 143-138, the ~~State~~
33 ~~Building responsible~~ Code Council and Department of Insurance shall provide for instructional
34 classes for the various trades affected by the ~~Code changes~~. The Department of Insurance shall
35 develop the curriculum for each class but shall consult the affected licensing boards and trade
36 organizations. The curriculum shall include explanations of the rationale and need for each Code
37 amendment or revision. Classes may also be conducted by, on behalf of, or in cooperation with
38 licensing boards, trade associations, and professional societies. The Department of Insurance
39 may charge fees sufficient to recover the costs it incurs under this section. The responsible Code
40 Council shall ensure that courses are accessible to persons throughout the State.

41 (b) The Department of Insurance shall post and maintain on that portion of its ~~Web site~~
42 website devoted to the Building Code Council and Residential Code Council written
43 commentaries and written interpretations made and given by staff to ~~the each responsible Code~~
44 Council and the Department for each section of the North Carolina State Building Code within
45 10 business days of issuance.

46 **"§ 143-139. Enforcement of the North Carolina State Building Code.**

47 (a) Procedural Requirements. – Subject to the provisions set forth herein, the Building
48 Code Council and Residential Code Council shall adopt such procedural requirements in the
49 North Carolina State Building Code as shall appear reasonably necessary for adequate
50 enforcement of the Code while safeguarding the rights of persons subject to the Code.

51 ...

1 **"§ 143-139.1. Certification of manufactured buildings, structures or components by**
2 **recognized independent testing laboratory; minimum standards for**
3 **single-family, on-frame modular homes.**

4 (a) Certification. – The North Carolina State Building Code may provide, in
5 circumstances deemed appropriate by the ~~Building-responsible~~ Code Council, for testing,
6 evaluation, inspection, and certification of buildings, structures or components manufactured off
7 the site on which they are to be erected, by a recognized independent testing laboratory having
8 follow-up inspection services approved by the ~~Building-responsible~~ Code Council. Approval of
9 such buildings, structures or components shall be evidenced by labels or seals acceptable to the
10 responsible Council. All building units, structures or components bearing such labels or seals
11 shall be deemed to meet the requirements of the North Carolina State Building Code and this
12 Article without further inspection or payment of fees, except as may be required for the
13 enforcement of the Code relative to the connection of units and components and enforcement of
14 local ordinances governing zoning, utility connections, and foundations permits. The Building
15 Code Council and Residential Code Council shall adopt and may amend from time to time such
16 reasonable and appropriate rules and regulations as ~~it deems they deem~~ necessary for approval
17 of agencies offering such testing, evaluation, inspection, and certification services and for
18 overseeing their operations. Such rules and regulations shall include provisions to insure that
19 such agencies are independent and free of any potential conflicts of interest which might
20 influence their judgment in exercising their functions under the ~~Code~~ for which they are
21 responsible. Such rules and regulations may include a schedule of reasonable fees to cover
22 administrative expenses in approving and overseeing operations of such agencies and may
23 require the posting of a bond or other security satisfactory to the responsible Code Council
24 guaranteeing faithful performance of duties under the Code.

25 The ~~Building-responsible~~ Code Council may also adopt rules to insure that any person that is
26 not licensed, in accordance with G.S. 87-1, and that undertakes to erect a North Carolina labeled
27 manufactured modular building, meets the manufacturer's installation instructions and applicable
28 provisions of the North Carolina State Building Code. Any such person, before securing a permit
29 to erect a modular building, shall provide the code enforcement official proof that he has in force
30 for each modular building to be erected a \$5,000 surety bond insuring compliance with the
31 regulations of the North Carolina State Building Code governing installation of modular
32 buildings.

33 ...

34 **"§ 143-139.2. Enforcement of insulation requirements; certificate for occupancy; no**
35 **electric service without compliance.**

36 (a) In addition to other enforcement provisions set forth in this Chapter, no single family
37 or multi-unit residential building on which construction is begun in North Carolina on or after
38 January 1, 1978, shall be occupied until it has been certified as being in compliance with the
39 minimum insulation standards for residential construction, as prescribed in the North Carolina
40 State Building Code or as approved by the ~~Building-responsible~~ Code Council as provided in
41 G.S. 143-138(e).

42 (b) No public supplier of electric service, including regulated public utilities, municipal
43 electric service and electric membership corporations, shall connect for electric service to an
44 occupant any residential building on which construction is begun on or after January 1, 1978,
45 unless said building complies with the insulation requirements of the North Carolina State
46 Building Code or of local building codes approved by the ~~Building Codes-responsible~~ Code
47 Council as provided in G.S. 143-138(e), and has been certified for occupancy in compliance with
48 the minimum insulation standards of the North Carolina State Building Code or of any local
49 modification approved as provided in G.S. 143-138(e), by a person designated as an inspector
50 pursuant to subsection (a) of this section.

1 (c) This section shall apply only in any county or city that elects to enforce the insulation
2 and energy utilization standards of the North Carolina State Building Code pursuant to
3 G.S. 143-151.27.

4 ...

5 **"§ 143-140. Hearings before enforcement agencies as to questions under the North Carolina**
6 **State Building Code.**

7 (a) Any person desiring to raise any question under this Article or under the North
8 Carolina State Building Code shall be entitled to a technical interpretation from the appropriate
9 enforcement agency, as designated in the preceding section. Upon request in writing by any such
10 person, the enforcement agency through an appropriate official shall within a reasonable time
11 provide a written interpretation, setting forth the facts found, the decision reached, and the
12 reasons therefor. In the event of dissatisfaction with such decision, the person affected shall have
13 the options of:

14 (1) Appealing to the Building Code Council or the Residential Code Council.

15 (2) Appealing directly to the Superior Court, as provided in G.S. 143-141.

16 (b) If an interpretation under this section or under G.S. 143-141(b) changes after a
17 building permit is issued, the permit applicant may choose which version of the interpretation
18 will apply to the permit, unless such a choice would cause harm to life or property.

19 **"§ 143-140.1. Alternative design construction and methods; appeals.**

20 The ~~North Carolina~~ Building Code Council shall, by January 1, 2023, promulgate rules,
21 procedures, and policies for the approval of alternative designs and ~~construction.~~ ~~Alternative~~
22 ~~designs and construction shall that~~ follow the North Carolina State Building Code. ~~The~~
23 ~~Residential Code Council shall, by January 1, 2026, promulgate rules, procedures, and policies~~
24 ~~for the approval of alternative designs and construction that follow the North Carolina State~~
25 ~~Building Code.~~ In the event of a dispute between a local authority having jurisdiction and the
26 designer or owner-representative regarding alternative designs and construction, and
27 notwithstanding any other section within this Article, appeals by the designer or
28 owner-representative on matters pertaining to alternative design construction or methods shall be
29 heard by the Department of Insurance Engineering Division. The Department of Insurance
30 Engineering Division shall issue its decision regarding an appeal filed under this section within
31 10 business days. The Commissioner of Insurance shall adopt rules in furtherance of this section.

32 **"§ 143-141. Appeals to Building Code Council, Council and Residential Code Council.**

33 (a) Method of Appeal. – Whenever any person desires to take an appeal to the ~~Building~~
34 ~~responsible~~ Code Council from the decision of a State enforcement agency relating to any matter
35 under this Article or under the North Carolina State Building Code, ~~he the appellant~~ shall within
36 30 days after ~~such the~~ decision give written notice of appeal to the ~~Building-responsible~~ Code
37 Council through the Division of Engineering of the Department of ~~Insurance that he desires to~~
38 ~~take an appeal.~~ Insurance. A copy of ~~such the~~ notice of appeal shall be filed at the same time with
39 the enforcement agency from which the appeal is taken. The chairman of the ~~Building-responsible~~
40 Code Council shall fix a reasonable time and place for a hearing, giving reasonable notice to the
41 appellant and to the enforcement agency. Such hearing shall be not later than the next regular
42 meeting of the responsible Code Council. The ~~Building-responsible~~ Code Council shall thereupon
43 conduct a full and complete hearing as to the matters in controversy, after which it shall within a
44 reasonable time give a written decision setting forth its findings of fact and its conclusions.

45 (b) Interpretations of the Code. – The ~~Building-responsible~~ Code Council shall have the
46 duty, in hearing appeals, to give interpretations of such provisions of the North Carolina State
47 Building Code as shall be pertinent to the matter at issue. ~~appeal.~~ Where the responsible Code
48 Council finds that an enforcement agency was in error in its interpretation of the Code, it shall
49 remand the case to the agency with instructions to take such action as it directs. Interpretations
50 by the responsible Code Council and local enforcement officials shall be based on a reasonable
51 construction of the Code provisions.

1 (c) Variations of the Code. – Where the ~~Building-responsible~~ Code Council finds on
 2 appeal that materials or methods of construction proposed to be used are as good as those required
 3 by the Code, it shall remand the case to the enforcement agency with instructions to permit the
 4 use of such materials or methods of construction. The responsible Code Council shall thereupon
 5 immediately initiate procedures for amending the Code as necessary to permit the use of such
 6 materials or methods of construction.

7 (c1) Posting on Department ~~Web Site-Website~~ – The Department of Insurance shall post
 8 and maintain on that portion of its ~~Web site-website~~ devoted to the ~~Building-responsible~~ Code
 9 Council all appeal decisions, interpretations, and variations of the Code issued by the responsible
 10 Code Council within 10 business days of issuance.

11 (d) Further Appeals to the Courts. – Whenever any person desires to take an appeal from
 12 a decision of the ~~Building-responsible~~ Code Council or from the decision of an enforcement
 13 agency (with or without an appeal to the ~~Building-responsible~~ Code Council), ~~he-the appellant~~
 14 may take an appeal either to the Wake County Superior Court or to the superior court of the
 15 county in which the proposed building is to be situated, in accordance with the provisions of
 16 Chapter 150B of the General Statutes.

17 **"§ 143-142. Further duties of the ~~Building-Code Council.Councils.~~**

18 (a) Recommended Statutory Changes. – It shall be the duty of the ~~Building-responsible~~
 19 Code Council to make a thorough and continuing study of the building laws of the State,
 20 including both the statutes enacted by the General Assembly and the rules and regulations
 21 adopted by State and local agencies. On the basis of such ~~study-studies~~, the responsible Council
 22 shall from time to time recommend to the ~~1959 and subsequent General Assemblies-Assembly~~
 23 desirable statutory changes to simplify and improve such laws.

24 (b) Recommend Changes in Enforcement Procedures. – It shall be the duty of the
 25 ~~Building-responsible~~ Code Council to make a thorough and continuing study of the manner in
 26 which the building laws of the State are enforced by State, local, and private agencies. On the
 27 basis of such studies, the Council may recommend to the General Assembly any statutory
 28 changes necessary to improve and simplify the enforcement machinery. The responsible Code
 29 Council may also advise State agencies as to any changes in administrative practices which could
 30 be made to improve the enforcement of building laws without statutory changes.

31 ...

32 **"§ 143-143.2. Electric wiring of houses, buildings, and structures.**

33 (a) The electric wiring of houses or buildings for lighting or for other purposes shall
 34 conform to the requirements of the North Carolina State Building Code and any other applicable
 35 State and local laws.

36 ...

37 **"§ 143-143.3. Temporary toilet facilities at construction sites.**

38 (a) Suitable toilet facilities shall be provided and maintained in a sanitary condition
 39 during construction. An adequate number of facilities must be provided for the number of
 40 employees at the construction site. There shall be at least one facility for every two contiguous
 41 construction sites. Such facilities may be portable, enclosed, chemically treated, tank-tight units.
 42 Portable toilets shall be enclosed, screened, and weatherproofed with internal latches. Temporary
 43 toilet facilities need not be provided on-site for crews on a job site for no more than one working
 44 day and having transportation readily available to nearby toilet facilities.

45 (b) It shall be the duty of the ~~Building-responsible~~ Code Council to establish standards to
 46 carry out the provisions of subsection (a) of this section not inconsistent with the requirements
 47 for toilet facilities at construction sites established pursuant to federal occupational safety and
 48 health rules.

49"

50 **SECTION 1.(b)** G.S. 143-136(c) is repealed.

51 **SECTION 1.(c)** G.S. 160D-102(14) reads as rewritten:

"(14) Development regulation. – A unified development ordinance, zoning regulation, subdivision regulation, erosion and sedimentation control regulation, floodplain or flood damage prevention regulation, mountain ridge protection regulation, stormwater control regulation, wireless telecommunication facility regulation, historic preservation or landmark regulation, housing code, North Carolina State Building Code enforcement, or any other regulation adopted pursuant to this Chapter, or a local act or charter that regulates land use or development."

SECTION 1.(d) G.S. 160D-702 reads as rewritten:

"§ 160D-702. Grant of power.

(a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land. A local government may regulate development, including floating homes, over estuarine waters and over lands covered by navigable waters owned by the State pursuant to G.S. 146-12. A zoning regulation shall provide density credits or severable development rights for dedicated rights-of-way pursuant to G.S. 136-66.10 or G.S. 136-66.11. Where appropriate, a zoning regulation may include requirements that street and utility rights-of-way be dedicated to the public, that provision be made of recreational space and facilities, and that performance guarantees be provided, all to the same extent and with the same limitations as provided for in G.S. 160D-804 and G.S. 160D-804.1.

(b) Any regulation relating to building design elements adopted under this Chapter may not be applied to any structures subject to regulation under the North Carolina Residential Code ~~for One and Two Family Dwellings~~ except under one or more of the following circumstances:

- (1) The structures are located in an area designated as a local historic district pursuant to Part 4 of Article 9 of this Chapter.
- (2) The structures are located in an area designated as a historic district on the National Register of Historic Places.
- (3) The structures are individually designated as local, State, or national historic landmarks.
- (4) The regulations are directly and substantially related to the requirements of applicable safety codes adopted under G.S. 143-138.
- (5) Where the regulations are applied to manufactured housing in a manner consistent with G.S. 160D-908 and federal law.
- (6) Where the regulations are adopted as a condition of participation in the National Flood Insurance Program.

Regulations prohibited by this subsection may not be applied, directly or indirectly, in any zoning district or conditional district unless voluntarily consented to by the owners of all the property to which those regulations may be applied as part of and in the course of the process of seeking and obtaining a zoning amendment or a zoning, subdivision, or development approval, nor may any such regulations be applied indirectly as part of a review pursuant to G.S. 160D-604 or G.S. 160D-605 of any proposed zoning amendment for consistency with an adopted comprehensive plan or other applicable officially adopted plan.

For the purposes of this subsection, the phrase "building design elements" means exterior building color; type or style of exterior cladding material; style or materials of roof structures or porches; exterior nonstructural architectural ornamentation; location or architectural styling of windows and doors, including garage doors; the number and types of rooms; and the interior layout of rooms. The phrase "building design elements" does not include any of the following: (i) the height, bulk, orientation, or location of a structure on a zoning lot, (ii) the use of buffering or screening to minimize visual impacts, to mitigate the impacts of light and noise, or to protect

1 the privacy of neighbors, or (iii) regulations adopted pursuant to this Article governing the
2 permitted uses of land or structures subject to the North Carolina Residential Code for One and
3 Two Family Dwellings Code.

4 Nothing in this subsection affects the validity or enforceability of private covenants or other
5 contractual agreements among property owners relating to building design elements.

6 (c) A zoning or other development regulation shall not do any of the following:

7 (1) Set a minimum square footage of any structures subject to regulation under
8 the North Carolina Residential Code for One and Two Family
9 Dwellings Code.

10 (2) Set a maximum parking space size larger than 9 feet wide by 20 feet long
11 unless the parking space is designated for handicap, parallel, or diagonal
12 parking."

13 **SECTION 1.(e)** G.S. 160D-804(i) reads as rewritten:

14 "(i) Minimum Square Footage Exemption. – The regulation shall not set a minimum
15 square footage of any structures subject to regulation under the North Carolina Residential Code
16 for One and Two Family Dwellings Code."

17 **SECTION 1.(f)** G.S. 160D-706(b) reads as rewritten:

18 "(b) When adopting regulations under this Article, a local government may not use a
19 definition of building, dwelling, dwelling unit, bedroom, or sleeping unit that is inconsistent with
20 any definition of those terms in another statute or in a rule adopted by a State agency, including
21 the State Building Code Council or Residential Code Council."

22 **SECTION 1.(g)** G.S. 160D-915(a)(5) reads as rewritten:

23 "(5) Temporary family health care structure. – A transportable residential structure
24 providing an environment facilitating a caregiver's provision of care for a
25 mentally or physically impaired person that (i) is primarily assembled at a
26 location other than its site of installation, (ii) is limited to one occupant who
27 shall be the mentally or physically impaired person, (iii) has no more than 300
28 gross square feet, and (iv) complies with applicable provisions of the North
29 Carolina State Building Code and G.S. 143-139.1(b). Placing the temporary
30 family health care structure on a permanent foundation shall not be required
31 or permitted."

32 **SECTION 1.(h)** G.S. 160D-1001(c) reads as rewritten:

33 "(c) This Article is supplemental to the powers conferred upon local governments and
34 does not preclude or supersede rights and obligations established pursuant to other law regarding
35 development approvals, site-specific vesting plans, or other provisions of law. A development
36 agreement shall not exempt the property owner or developer from compliance with the North
37 Carolina State Building Code or State or local housing codes that are not part of the local
38 government's development regulations. When the governing board approves the rezoning of any
39 property associated with a development agreement executed and recorded pursuant to this
40 Article, the provisions of G.S. 160D-605(a) apply."

41 **SECTION 1.(i)** G.S. 160D-1103 reads as rewritten:

42 **"§ 160D-1103. Qualifications of inspectors.**

43 No local government shall employ an inspector to enforce the North Carolina State Building
44 Code who does not have one of the following types of certificates issued by the North Carolina
45 Code Officials Qualification Board attesting to the inspector's qualifications to hold such
46 position: (i) a probationary certificate, (ii) a standard certificate, or (iii) a limited certificate which
47 shall be valid only as an authorization to continue in the position held on the date specified in
48 G.S. 143-151.13(c) and which shall become invalid if the inspector does not successfully
49 complete in-service training specified by the Qualification Board within the period specified in
50 G.S. 143-151.13(c). An inspector holding one of the above certificates can be promoted to a

1 position requiring a higher level certificate only upon issuance by the Board of a standard
2 certificate or probationary certificate appropriate for such new position."

3 **SECTION 1.(j)** G.S. 160D-1104, as amended by Section 4(b) of this act, reads as
4 rewritten:

5 "**§ 160D-1104. Duties and responsibilities.**

6 ...

7 (c) In performing the specific inspections required by the North Carolina State Building
8 Code, the inspector shall conduct all inspections requested by the permit holder for each
9 scheduled inspection. For each requested inspection, the inspector shall inform the permit holder
10 of instances in which the work inspected fails to meet the requirements of the ~~North Carolina~~
11 ~~Residential Code for One and Two Family Dwellings~~ or the North Carolina State Building
12 Code.

13 (d) Except as provided in G.S. 160D-1117 and G.S. 160D-1207, a local government may
14 not adopt or enforce a local ordinance or resolution or any other policy that requires regular,
15 routine inspections of buildings or structures constructed in compliance with the North Carolina
16 Residential Code ~~for One and Two Family Dwellings~~ in addition to the specific inspections
17 required by the North Carolina State Building Code without first obtaining approval from the
18 ~~North Carolina Building Residential Code Council~~. A local government may not adopt or enforce
19 a local ordinance or resolution or any other policy that requires routine exterior sheathing
20 inspections for structures or dwellings covered by the North Carolina Building Code or North
21 Carolina Residential Code. The ~~North Carolina Building Residential Code Council~~ shall review
22 all applications for additional inspections requested by a local government and shall, in a
23 reasonable manner, approve or disapprove the additional inspections. This subsection does not
24 limit the authority of the local government to require inspections upon unforeseen or unique
25 circumstances that require immediate action. In performing the specific inspections required by
26 the North Carolina Residential ~~Building Code~~, the inspector shall conduct all inspections
27 requested by the permit holder for each scheduled inspection. For each requested inspection, the
28 inspector shall inform the permit holder of instances in which the work inspected is incomplete
29 or otherwise fails to meet the requirements of the North Carolina Residential Code ~~for One and~~
30 ~~Two Family Dwellings~~ or the North Carolina State Building Code. When a subsequent
31 inspection is conducted to verify completion or correction of instances of Code noncompliance,
32 any additional violations of the Code noted by the inspector on items already approved by the
33 inspections department shall not delay the issuance of a temporary certificate of occupancy, and
34 the inspections department shall not charge a fee for reinspection of those items.

35"

36 **SECTION 1.(k)** G.S. 160D-1106 reads as rewritten:

37 "**§ 160D-1106. Alternate inspection method for component or element.**

38 (a) Notwithstanding the requirements of this Article, a local government shall accept and
39 approve, without further responsibility to inspect, a design or other proposal for a component or
40 element in the construction of buildings from an architect licensed under Chapter 83A of the
41 General Statutes or professional engineer licensed under Chapter 89C of the General Statutes
42 provided all of the following apply:

43 ...

- 44 (3) The licensed architect or licensed professional engineer under subdivision (2)
45 of this subsection provides the local government with a signed written
46 document certifying that the component or element of the building inspected
47 under subdivision (2) of this subsection is in compliance with the North
48 Carolina State Building Code ~~or the North Carolina Residential Code for~~
49 ~~One and Two Family Dwellings Code~~. The certification required under this
50 subdivision shall be provided by electronic or physical delivery, [and] its
51 receipt shall be promptly acknowledged by the local government through

reciprocal means. The certification shall be made on ~~a form~~ forms created by the ~~North Carolina Building Code Council~~ and Residential Code Council which shall include at least the following:

- a. Permit number.
- b. Date of inspection.
- c. Type of inspection.
- d. Contractor's name and license number.
- e. Street address of the job location.
- f. Name, address, and telephone number of the person responsible for the inspection.

...

(c) With the exception of the requirements contained in subsection (a) of this section, no further certification by a licensed architect or licensed professional engineer is required for any component or element designed and sealed by a licensed architect or licensed professional engineer for the manufacturer of the component or element under the North Carolina State Building Code ~~or the North Carolina Residential Code for One and Two Family Dwellings~~.Code.

...."

SECTION 1.(l) G.S. 160D-1109(b) reads as rewritten:

"(b) A member of the inspection department shall not be in violation of this section when the local government, its inspection department, or one of the inspectors accepted a signed written document of compliance with the North Carolina State Building Code ~~or the North Carolina Residential Code for One and Two Family Dwellings~~ from a licensed architect or licensed engineer in accordance with G.S. 160D-1104(d)."

SECTION 1.(m) G.S. 160D-1110 reads as rewritten:

"§ 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 North Carolina 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 North Carolina 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:

- 1 a. With respect to electric water heaters, the replacement water heater is
- 2 placed in the same location and is of the same or less capacity and
- 3 electrical rating as the original.
- 4 b. With respect to electrical lighting fixtures and devices, the
- 5 replacement is with a fixture or device having the same voltage and
- 6 the same or less amperage.
- 7 c. The work is performed by a person licensed under G.S. 87-43.
- 8 d. The repair or replacement installation meets the current edition of the
- 9 North Carolina State Building Code, including the ~~State~~-North
- 10 Carolina Electrical Code.

11 However, a building permit is not required for the installation, maintenance, or replacement
12 of any load control device or equipment by an electric power supplier, as defined in
13 G.S. 62-133.8, or an electrical contractor contracted by the electric power supplier, so long as the
14 work is subject to supervision by an electrical contractor licensed under Article 4 of Chapter 87
15 of the General Statutes. The electric power supplier shall provide such installation, maintenance,
16 or replacement in accordance with (i) an activity or program ordered, authorized, or approved by
17 the North Carolina Utilities Commission pursuant to G.S. 62-133.8 or G.S. 62-133.9 or (ii) a
18 similar program undertaken by a municipal electric service provider, whether the installation,
19 modification, or replacement is made before or after the point of delivery of electric service to
20 the customer. The exemption under this subsection applies to all existing installations.

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

40 ...

41 (g) No building permit shall be issued pursuant to subdivision (1) of subsection (a) of this
42 section where the cost of the work is thirty thousand dollars (\$30,000) or more, other than for
43 improvements to an existing single-family residential dwelling unit as defined in G.S. 87-15.5(7)
44 that the owner occupies as a residence, or for the addition of an accessory building or accessory
45 structure as defined in the North Carolina ~~Uniform Residential Building Code~~, the use of which
46 is incidental to that residential dwelling unit, unless the name, physical and mailing address,
47 telephone number, facsimile number, and electronic mail address of the lien agent designated by
48 the owner pursuant to G.S. 44A-11.1(a) is conspicuously set forth in the permit or in an
49 attachment thereto. The building permit may contain the lien agent's electronic mail address. The
50 lien agent information for each permit issued pursuant to this subsection shall be maintained by
51 the inspection department in the same manner and in the same location in which it maintains its

1 record of building permits issued. Where the improvements to a real property leasehold are
2 limited to the purchase, transportation, and setup of a manufactured home, as defined in
3 G.S. 143-143.9(6), the purchase price of the manufactured home shall be excluded in determining
4 whether the cost of the work is thirty thousand dollars (\$30,000) or more.

5"

6 **SECTION 1.(n)** G.S. 160D-1112 reads as rewritten:

7 "**§ 160D-1112. Changes in work.**

8 After a building permit has been issued, no changes or deviations from the terms of the
9 application, plans and specifications, or the permit, except where changes or deviations are
10 clearly permissible under the North Carolina State Building Code, shall be made until specific
11 written approval of proposed changes or deviations has been obtained from the inspection
12 department."

13 **SECTION 1.(o)** G.S. 160D-1114 reads as rewritten:

14 "**§ 160D-1114. Appeals of stop orders.**

15 (a) The owner or builder may appeal from a stop order involving alleged violation of the
16 North Carolina State Building Code or any approved local modification thereof to the North
17 Carolina Commissioner of Insurance or his designee within a period of five days after the order
18 is issued. Notice of appeal shall be given in writing to the Commissioner of Insurance or his
19 designee, with a copy to the local inspector. The Commissioner of Insurance or his or her
20 designee shall promptly conduct an investigation, and the appellant and the inspector shall be
21 permitted to submit relevant evidence. The Commissioner of Insurance or his or her designee
22 shall as expeditiously as possible provide a written statement of the decision setting forth the
23 facts found, the decision reached, and the reasons for the decision. Pending the ruling by the
24 Commissioner of Insurance or his or her designee on an appeal, no further work shall take place
25 in violation of a stop order. In the event of dissatisfaction with the decision, the person affected
26 shall have the following options:

27 (1) Appealing to the Building Code Council or Residential Code Council.

28 (2) Appealing to the superior court as provided in G.S. 143-141.

29 (b) The owner or builder may appeal from a stop order involving alleged violation of a
30 local development regulation as provided in G.S. 160D-405."

31 **SECTION 1.(p)** G.S. 160D-1127 reads as rewritten:

32 "**§ 160D-1127. Appeals.**

33 Unless otherwise provided by law, appeals from any order, decision, or determination by a
34 member of a local inspection department pertaining to the North Carolina State Building Code
35 or other State building laws shall be taken to the Commissioner of Insurance or the
36 Commissioner's designee or other official specified in G.S. 143-139 by filing a written notice
37 with the Commissioner and with the inspection department within a period of 10 days after the
38 order, decision, or determination. Further appeals may be taken to the ~~State Building Code~~
39 Council or Residential Code Council or to the courts as provided by law."

40 **SECTION 1.(q)** Subject to Section 7 and Section 8 of this act, nothing in this section
41 shall be construed to affect the timing of, or abrogate the duties of, the Building Code Council in
42 its revision of the North Carolina State Building Code collection, including the North Carolina
43 State Building Code: Residential Code for One- and Two-Family Dwellings, into the 2024 North
44 Carolina State Building Code collection, to become effective on January 1, 2025, as required by
45 G.S. 143-138(d) prior to the effective date of the remainder of this section.

46 **SECTION 1.(r)** Subsection (q) of this section is effective when it becomes law, and
47 the remainder of this section becomes effective January 1, 2025.

48
49 **DEPARTMENT OF INSURANCE TO REPORT ON BUILDING CODE COUNCIL**
50 **REORGANIZATION AND CREATION OF THE RESIDENTIAL CODE COUNCIL**

AND CLARIFICATION OF STATUTORY REFERENCES TO THE NORTH CAROLINA STATE BUILDING CODE

SECTION 1A. The Department of Insurance, in consultation with the Building Code Council, shall report to the chair of the House Local Government – Land Use, Planning and Development Committee, the chair of the Senate State and Local Government Committee, and the Joint Legislative Commission on Governmental Operations on or before January 31, 2024, and submit recommendations for legislative changes necessary to implement the reorganization of the Building Code Council, the creation of the Residential Code Council, and clarifications of statutory references to the North Carolina State Building Code, and its volumes, under Section 1 of this act. This report shall include recommended statutory changes, subject matter clarifications, and any additional information the Department deems relevant.

MODIFY PERMIT EXEMPTIONS AND RESTRICTIONS

SECTION 2.(a) G.S. 143-138(b5) reads as rewritten:

"(b5) Permit Exclusion for Certain Minor 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 ~~twenty thousand dollars (\$20,000)~~ forty thousand dollars (\$40,000) or less in any single family residence, farm 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, other than a like-kind replacement of electrical devices and lighting fixtures.
- (4) The use of materials not permitted by the North Carolina State Building Code.
- (5) The addition (excluding replacement) of roofing.
- (6) Any changes to which the North Carolina Fire ~~Prevention~~ Code applies."

SECTION 2.(b) G.S. 143-138(b21) reads as rewritten:

"(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)~~ forty thousand dollars (\$40,000) 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."

SECTION 2.(c) G.S. 160D-1110(c) reads as rewritten:

"(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)~~ forty thousand dollars (\$40,000) or less in any single-family residence, farm building, or commercial building unless the work involves any of the following:

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

14 **SECTION 2.(d)** G.S. 160D-1110(d) reads as rewritten:

15 "(d) A local government shall not ~~require~~ do any of the following:

- 16 (1) Require more than one building permit for the complete installation or
- 17 replacement of any natural gas, propane gas, or electrical appliance on an
- 18 existing structure when the installation or replacement is performed by a
- 19 person licensed under G.S. 87-21 or G.S. 87-43. The cost of the building
- 20 permit for such work shall not exceed the cost of any one individual trade
- 21 permit issued by that local government, nor shall the local government
- 22 increase the costs of any fees to offset the loss of revenue caused by this
- 23 provision.
- 24 (2) Require more than one building permit for simultaneous projects at the time
- 25 of the application located at the same address and subject to the North Carolina
- 26 Residential Code."

27 **SECTION 2.(e)** This section becomes effective October 1, 2023, and applies to

28 permit applications for construction, installation, repair, replacement, remodeling, renovation, or

29 alteration projects submitted on or after that date.

30

31 **AUTHORIZE ALTERNATIVE PAVEMENT DESIGN STANDARDS FOR PRIVATE**

32 **ROADWAYS WITHIN DEVELOPMENTS**

33 **SECTION 3.(a)** G.S. 160D-804 is amended by adding a new subsection to read:

34 "(j) Private Roadway Pavement Design Standards. – The regulation shall not require

35 roadway pavement design standards for new roadway construction that are more stringent than

36 the minimum roadway pavement design standards adopted by the North Carolina Department of

37 Transportation. Notwithstanding any regulation adopted by the local government, the local

38 government must accept engineered pavement design standards that do not meet minimum

39 standards required by the Department of Transportation if the proposed design standard is signed

40 and sealed by a duly licensed professional engineer, under Chapter 89C of the General Statutes,

41 and meets vehicular traffic and fire apparatus access requirements. This subsection applies to

42 construction of new privately owned roads, driveways, parking lots and driving areas associated

43 with parking lots, or streets within a new development or subdivision that the developer

44 designates as private and that are intended to remain privately owned after construction. If the

45 roadway is constructed to pavement design standards that do not meet minimum standards

46 required by a regulation adopted by the local government, as authorized by this subsection, the

47 developer must include disclosures to prospective buyers as outlined in G.S. 136-102.6(f) prior

48 to entering into any agreement or any conveyance with any prospective buyer. A local

49 government is discharged and released from any liabilities, duties, and responsibilities imposed

50 by this Article, or in common law, from any claim arising out of, or attributed to, the plan review

51 or acceptance of signed and sealed pavement design standards submitted pursuant to this

1 subsection. Nothing in this section shall be interpreted to limit the authority of local governments
2 or the Department of Transportation to regulate private roads, driveways, or street connections
3 to a public system, or to regulate transportation and utilities, pursuant to subsection (c) of this
4 section, or as otherwise authorized by law."

5 **SECTION 3.(b)** This section becomes effective October 1, 2023, and applies to
6 permit applications submitted on or after that date.

7 8 **PROHIBIT EXTERIOR SHEATHING INSPECTIONS**

9 **SECTION 4.(a)** G.S. 143-138 is amended by adding a new subsection to read:

10 "**(b23) Exterior Sheathing Inspections Prohibited.** – The Code shall not require routine
11 exterior sheathing inspections for structures or dwellings covered by the North Carolina Building
12 Code or North Carolina Residential Code."

13 **SECTION 4.(b)** G.S. 160D-1104(d) reads as rewritten:

14 "(d) Except as provided in G.S. 160D-1117 and G.S. 160D-1207, a local government may
15 not adopt or enforce a local ordinance or resolution or any other policy that requires regular,
16 routine inspections of buildings or structures constructed in compliance with the North Carolina
17 Residential Code for One- and Two-Family Dwellings in addition to the specific inspections
18 required by the North Carolina Building Code without first obtaining approval from the North
19 Carolina Building Code Council. A local government may not adopt or enforce a local ordinance
20 or resolution or any other policy that requires routine exterior sheathing inspections for structures
21 or dwellings covered by the North Carolina Building Code or North Carolina Residential Code.
22 The North Carolina Building Code Council shall review all applications for additional
23 inspections requested by a local government and shall, in a reasonable manner, approve or
24 disapprove the additional inspections. This subsection does not limit the authority of the local
25 government to require inspections upon unforeseen or unique circumstances that require
26 immediate action. In performing the specific inspections required by the North Carolina
27 Residential Building Code, the inspector shall conduct all inspections requested by the permit
28 holder for each scheduled inspection. For each requested inspection, the inspector shall inform
29 the permit holder of instances in which the work inspected is incomplete or otherwise fails to
30 meet the requirements of the North Carolina Residential Code for One- and Two-Family
31 Dwellings or the North Carolina Building Code. When a subsequent inspection is conducted to
32 verify completion or correction of instances of Code noncompliance, any additional violations
33 of the Code noted by the inspector on items already approved by the inspections department shall
34 not delay the issuance of a temporary certificate of occupancy, and the inspections department
35 shall not charge a fee for reinspection of those items."

36 **SECTION 4.(c)** This section is effective when it becomes law and applies permit
37 applications submitted on or after that date.

38 39 **MODIFY BUILDING CODE SUMMARY (APPENDIX B) REQUIREMENTS**

40 **SECTION 5.(a)** Definitions. – For purposes of this section: "Code" means the North
41 Carolina State Building Code collection, and amendments to the Code, as adopted by the Council;
42 "Appendix B Rules" means Sections 106.3.1 and 106.3.2, as amended by the Building Code
43 Council on December 14, 2021, and approved by the Rules Review Commission on February 17,
44 2022, effective January 1, 2023, within the North Carolina State Building Code: Administrative
45 Code and Policies; and "Appendix B" means the Appendix B Building Code Summary for All
46 Commercial Projects (Except 1 and 2-Family Dwellings and Townhouses) within the North
47 Carolina State Building Code: Administrative Code and Policies. As used in this section,
48 "Council" means the Building Code Council. On or after January 1, 2025, "Council" means the
49 Residential Code Council as created in Section 1 of this act.

50 **SECTION 5.(b)** Appendix B Rules Amendment. – Until the effective date of the
51 rules to amend the Code that the Council is required to adopt pursuant to this section, the Council

1 and local governments enforcing the Code shall follow the provisions of subsection (c) of this
2 section as it relates to the Appendix B Rules and Appendix B.

3 **SECTION 5.(c)** Appendix B Rules Implementation. – Notwithstanding Appendix B
4 Rules, a local government shall not require a permit applicant to complete Appendix B with a set
5 of plans submitted for review.

6 **SECTION 5.(d)** Additional Rulemaking Authority. – The Council shall adopt rules
7 to amend the Appendix B Rules and Appendix B to be consistent with subsection (c) of this
8 section. Notwithstanding G.S. 150B-19(4), the rules adopted by the Council pursuant to this
9 section shall be substantively identical to the provisions of subsection (c) of this section. Rules
10 adopted pursuant to this section are not subject to Part 3 of Article 2A of Chapter 150B of the
11 General Statutes. Rules adopted pursuant to this section shall become effective as provided in
12 G.S. 150B-21.3(b1), as though 10 or more written objections had been received as provided in
13 G.S. 150B-21.3(b2).

14 **SECTION 5.(e)** Sunset. – This section expires when permanent rules adopted as
15 required by subsection (d) of this section become effective.

16 17 **AMEND INSULATION REQUIREMENTS FOR UNVENTED ATTIC AND ENCLOSED** 18 **RAFTER ASSEMBLIES**

19 **SECTION 6.(a)** Definitions. – As used in this section, "Code" means the current
20 North Carolina State Building Code collection, and amendments to the Code, as adopted by the
21 Council. For purposes of this section and its implementation, "R402 Rules" means provisions
22 and tables within Section 402, Building Thermal Envelope, North Carolina – Residential
23 Provisions, of the North Carolina Energy Conversation Code. As used in this section, "Council"
24 means the Building Code Council. On or after January 1, 2025, "Council" means the Residential
25 Code Council as created in Section 1 of this act.

26 **SECTION 6.(b)** R402 Rules Amendment. – The Council shall amend R402 Rules
27 to include, as an optional alternative to residential ceiling insulation minimums, minimum
28 insulation requirements for the use of air-impermeable insulation in unvented attic and unvented
29 enclosed rafter assemblies. In developing this amendment, the Council shall include in that
30 optional alternative that where R402 Rules require R-38 insulation in the ceiling, installing
31 air-impermeable insulation, as follows, to the underside or directly above the roof deck shall be
32 deemed to satisfy the R-38 requirements: (i) R-20 (equivalent U-factor 0.05) for climate zone 3;
33 (ii) R-25 (equivalent U-factor 0.037) for climate zone 4; and (iii) R-25 (equivalent U-factor
34 0.037) for climate zone 5. These air-impermeable insulation alternative R-value minimums apply
35 in residences meeting the following criteria:

- 36 (1) The unvented attic or unvented enclosed rafter assemblies are constructed
37 under Section R806.5 of the North Carolina Residential Code.
- 38 (2) The residence contains a mechanical ventilation system that operates on a
39 positive, balanced, or hybrid pressure strategy.
- 40 (3) For residences with air-impermeable insulation installed below the roof deck,
41 exposed portions of the roof rafters are wrapped by a minimum of R-3
42 insulation unless directly covered by drywall or finished ceiling material. For
43 residences with air-impermeable insulation installed above the roof deck, roof
44 rafters do not require insulation wrapping if air-impermeable insulation
45 installed above the roof deck is continuous.
- 46 (4) The residence obtains an ACH50 blower door test result of less than 3.0.
- 47 (5) The residence contains heating, cooling, and ventilation equipment and
48 ductwork within thermal envelope.

49 **SECTION 6.(c)** Sunset. – This section expires when permanent rules adopted as
50 required by subsection (b) of this section become effective.

1 **PROHIBIT FURTHER AMENDMENTS TO VARIOUS CHAPTERS WITHIN THE**
2 **NORTH CAROLINA RESIDENTIAL CODE**

3 **SECTION 7.(a)** Definitions. – As used in this section, "Council" means the Building
4 Code Council.

5 **SECTION 7.(b)** The Council shall not adopt rules to amend the following Parts
6 within the North Carolina State Building Code: Residential Code for One- and Two-Family
7 Dwellings:

8 (1) Part V – Mechanical (Chapters 12 through 23).

9 (2) Part VI – Fuel Gas (Chapter 24).

10 **SECTION 7.(c)** This section is effective when it becomes law and applies
11 retroactively to March 1, 2023.

12 **SECTION 7.(d)** Sunset. – This section expires January 1, 2026.

13
14 **PROHIBIT FURTHER ENERGY CONSERVATION AND EFFICIENCY**
15 **AMENDMENTS TO THE NORTH CAROLINA STATE BUILDING CODE UNTIL 2026**

16 **SECTION 8.(a)** Definitions. – As used in this section, "Code" means the current
17 North Carolina State Building Code collection and amendments to the Code, as adopted by the
18 Council. As used in this section, "Council" means the Building Code Council. On or after January
19 1, 2025, "Council" means the Residential Code Council as created in Section 1 of this act.

20 **SECTION 8.(b)** Notwithstanding G.S. 143-138, the Council shall not: (i) adopt rules
21 to amend Part IV – Energy Conservation (Chapter 11) within the North Carolina State Building
22 Code: Residential Code for One- and Two-Family Dwellings; or (ii) prepare and adopt a new
23 code provision, or any part of the Code, that relates to energy conservation or efficiency of
24 buildings, dwellings, and structures to which the North Carolina State Residential Code applies.

25 **SECTION 8.(c)** This section is effective when it becomes law and applies
26 retroactively to March 1, 2023.

27 **SECTION 8.(d)** Sunset. – This section expires January 1, 2026.

28
29 **AMEND THE RESIDENTIAL CODE TO INCLUDE THREE-AND FOUR-FAMILY**
30 **DWELLINGS**

31 **SECTION 9.(a)** Definitions. – As used in this section, "Code" means the current
32 North Carolina State Building Code collection and amendments to the Code, as adopted by the
33 Council. As used in this section, "Council" means the Building Code Council. On or after January
34 1, 2025, "Council" means the Residential Code Council as created in Section 1 of this act.

35 **SECTION 9.(b)** The Council shall adopt rules to amend the North Carolina
36 Residential Code to include three-family (triplex) and four-family (quadplex) dwellings within
37 its scope by modifying, transitioning, and establishing minimum prescriptive requirements to
38 address the design and construction of those dwellings and make conforming changes to the Code
39 in accordance with this section. In amending rules pursuant to this subsection, the Council shall
40 not require greater than a 2-hour fire resistance rating for triplex and quadplex wall, floor, and
41 ceiling separation assemblies or require automatic fire sprinkler systems within the North
42 Carolina Residential Code.

43 **SECTION 9.(c)** Sunset. – This section expires when the permanent rules adopted as
44 required by subsection (b) of this section become effective.

45 **SECTION 9.(d)** This section is effective when it becomes law.

46
47 **CLARIFY FEE CALCULATION FOR EROSION AND SEDIMENTATION CONTROL**
48 **PLAN REVIEW**

49 **SECTION 10.** G.S. 113A-60(a) reads as rewritten:

50 **"§ 113A-60. Local erosion and sedimentation control programs.**

1 (a) A local government may submit to the Commission for its approval an erosion and
2 sedimentation control program for its jurisdiction and may adopt ordinances and regulations
3 necessary to establish and enforce erosion and sedimentation control programs. An ordinance
4 adopted by a local government may establish a fee for the review of an erosion and sedimentation
5 control plan and related activities. The fee shall ~~be calculated on the basis of either be, on the~~
6 option of the applicant, either (i) calculated on the basis of the number of acres disturbed or
7 disturbed or (ii) no more than one hundred dollars (\$100.00) per lot developed in the case of a
8 single-family lot ~~in a residential development or that is less than one acre, including such a lot~~
9 that is part of a larger common plan of development that is less than one acre set at no more than
10 one hundred dollars (\$100.00) per lot developed. development. Local governments are
11 authorized to create or designate agencies or subdivisions of local government to administer and
12 enforce the programs. Except as otherwise provided in this Article, an ordinance adopted by a
13 local government shall at least meet and may exceed the minimum requirements of this Article
14 and the rules adopted pursuant to this Article."
15

16 **DIRECT DEQ TO SEEK APPROVAL FROM USEPA TO STREAMLINE**
17 **IMPLEMENTATION OF REQUIREMENTS OF THE SEDIMENTATION**
18 **POLLUTION CONTROL ACT AND FEDERAL REQUIREMENTS FOR**
19 **STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES**

20 **SECTION 11.** No later than September 1, 2023, the Department of Environmental
21 Quality shall develop a plan for submittal to USEPA that eliminates any program redundancies
22 between the State's Sedimentation Pollution Control Act of 1973 (Act), and its implementation
23 of requirements for stormwater discharges from construction activities set forth under the 2022
24 Clean Water Act National Pollution Discharge Elimination System (NPDES) general permit for
25 stormwater discharges from construction activities (Construction Permit), 87 Federal Register
26 3522, through NPDES General Permit NCG010000 (NCG01). Specifically, the plan shall include
27 measures to streamline permitting requirements to ensure persons conducting land-disturbing
28 activity are required to apply for one permit addressing all federal, State, and local requirements,
29 and, if applicable, that permit may be issued by a local government with delegated authority to
30 operate a local program in order to eliminate (i) unnecessary costs to, and duplication of efforts
31 by, persons initiating land-disturbing activities, (ii) unnecessary delays in project development,
32 and (iii) inefficient use of Department personnel and staff of local governments that administer
33 delegated erosion and sedimentation control programs. The Department shall report to the
34 Environmental Review Commission on the status of their activities pursuant to this section
35 quarterly, beginning August 1, 2024, until such time as the General Assembly repeals this
36 reporting requirement.
37

38 **PROHIBIT FORCED SEWER CONNECTIONS IN CERTAIN SITUATIONS**

39 **SECTION 12.(a)** G.S. 160A-317(a) reads as rewritten:

40 "(a) Connections. – A city may require an owner of developed property on which there
41 are situated one or more residential dwelling units or commercial establishments located within
42 the city limits and within a reasonable distance of any water line or sewer collection line owned,
43 leased as lessee, or operated by the city or on behalf of the city to connect the owner's premises
44 with the water or sewer line or both, and may fix charges for the connections. In lieu of requiring
45 connection under this subsection and in order to avoid hardship, the city may require payment of
46 a periodic availability charge, not to exceed the minimum periodic service charge for properties
47 that are connected. A city may only require connection of an owner's premises to a sewer line,
48 however, if the city has adequate capacity to transport and treat the proposed new wastewater
49 from the premises at the time of connection."

50 **SECTION 12.(b)** G.S. 153A-284(a) reads as rewritten:

1 "(a) A county may require the owner of developed property on which there are situated
2 one or more residential dwelling units or commercial establishments located so as to be served
3 by a water line or sewer collection line owned, leased as lessee, or operated by the county or on
4 behalf of the county to connect the owner's premises with the water or sewer line and may fix
5 charges for these connections. A county may only require connection of an owner's premises to
6 a sewer line, however, if the county has adequate capacity to transport and treat the proposed
7 new wastewater from the premises at the time of connection."

8
9 **PROHIBIT LOCAL GOVERNMENTS FROM REQUIRING PAYMENTS FROM**
10 **OWNERS OF STORMWATER CONTROL SYSTEMS FOR FUTURE MAINTENANCE**
11 **OR REPLACEMENT COSTS OF A SYSTEM**

12 **SECTION 13.(a)** G.S. 160D-925 reads as rewritten:

13 "**§ 160D-925. Stormwater control.**

14 ...

15 (d) A local government that holds an NPDES permit issued pursuant to G.S. 143-214.7
16 may adopt a regulation, applicable within its planning and development regulation jurisdiction,
17 to establish the stormwater control program necessary for the local government to comply with
18 the permit. A local government may adopt a regulation that bans illicit discharges within its
19 planning and development regulation jurisdiction. A local government may adopt a regulation,
20 applicable within its planning and development regulation jurisdiction, that ~~requires (i) deed~~
21 requires deed restrictions and protective covenants to ensure that each project, including the
22 stormwater management system, will be maintained so as to protect water quality and control
23 water quantity and ~~(ii) financial arrangements to ensure that adequate funds are available for the~~
24 maintenance and replacement costs of the project.

25 (d1) A local government is prohibited from adopting any regulation that requires an owner
26 of a privately owned and maintained stormwater control project to make payments to the local
27 government for the purpose of ensuring assets are available for maintenance, repair, replacement,
28 and reconstruction costs of (i) the owner's stormwater control project or (ii) other stormwater
29 control projects within the local government's jurisdiction. A local government may, however,
30 require an owner of a privately owned and maintained stormwater control project to establish,
31 collect, and retain funds for maintenance, repair, replacement, and reconstruction costs for the
32 owner's stormwater control project, which shall not exceed ten percent (10%) of the stormwater
33 control project's original cost of construction and shall be retained by the owner of the system. A
34 local government shall allow a time period of at least five years, beginning when the stormwater
35 control project is accepted by the local government as constructed per the local government's
36 regulations, for the funds to be collected and retained by the owner of the stormwater control
37 project. If funds are collected and retained, a local government can also require those funds be
38 held in a segregated account used solely for the purposes of maintaining, repairing, replacing,
39 and reconstructing the owner's stormwater control project.

40 "

41 **SECTION 13.(b)** If, prior to the effective date of G.S. 160D-925(d1), as enacted by
42 subsection (a) of this section, a local government has required an owner of a privately owned and
43 maintained stormwater control project to make payments to the local government for the purpose
44 of ensuring assets are available for maintenance, repair, replacement, and reconstruction costs of
45 the owner's stormwater control project or other stormwater control projects within the local
46 government's jurisdiction, in accordance with G.S. 160D-925(d1), as enacted by subsection (a)
47 of this section, the local government shall make such funds accessible to the owner to cover
48 necessary maintenance, repair, replacement, and reconstruction costs for the owner's stormwater
49 control project. For stormwater control projects in residential communities, in the event
50 maintenance, repair, replacement or reconstruction of a project is needed, such funds shall be

1 exhausted before the local government may assess costs of the necessary work on individual
2 homeowners within the community, or any applicable owners' association.

3
4 **SEVERABILITY CLAUSE**

5 **SECTION 14.** If any section or provision of this act is declared unconstitutional or
6 invalid by the courts, it does not affect the validity of this act as a whole or any part other than
7 the part declared to be unconstitutional or invalid.

8
9 **EFFECTIVE DATE**

10 **SECTION 15.** Except as otherwise provided, this act is effective when it becomes
11 law.