



2021-2022 General Assembly

HOUSE BILL 911: Regulatory Reform Act of 2022, Sec. 9: Exempt Off-Frame Modular Homes from Certain Design Elements Required by the North Carolina Building Code

Committee:		Date:	July 28, 2022
Introduced by:		Prepared by:	Kyle Evans
Analysis of:	Sec. 9 of S.L. 2022-75		Staff Attorney

OVERVIEW: *Section 9 of S.L. 2022-75 exempts certain modular home designs from certain requirements for roof pitch, eave projection, minimum heights, siding and roofing materials, and foundations found in in the North Carolina Building Code.*

This section became effective July 12, 2022.

CURRENT LAW & BILL ANALYSIS:

A modular home is statutorily defined as a factory-built structure that is designed to be used as a dwelling, is manufactured in accordance with State Residential Building Code specifications for modular homes, and bears a seal or label issued by the Department of Insurance pursuant to [G.S. 143-139.1](#).

To qualify for a label or seal signifying manufacture in compliance with the State Building Code, a modular home intended for single-family use must comply with certain requirements for roof pitch, eave projection, minimum height of the first-story exterior wall, siding and roofing materials, and foundations, as set forth in G.S. 143-139.1(a).

Section 9 of S.L. 2022-75 amends G.S. 143-139.1(a) by making it applicable only to single-family modular homes that are built on a frame. Modular homes that are not built on a frame would not have to meet the requirements set forth in this subsection to be certified as having been manufactured in compliance with the State Residential Building Code.

EFFECTIVE DATE: This section became effective July 12, 2022.

Jeffrey Hudson
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