

## **SENATE BILL 554:**

## **Encour. Affordble Housing/Shipping Containers.**

## 2021-2022 General Assembly

Committee: Senate Commerce and Insurance. If favorable. **Date:** May 10, 2021

re-refer to Rules and Operations of the Senate

**Introduced by:** Sens. Ballard, Britt, Lee Prepared by: Bill Patterson

**Analysis of:** First Edition Committee Co-Counsel

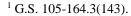
OVERVIEW: Senate Bill 554 would modify certain requirements that must be met by a single-family modular home to receive a seal certifying compliance with the North Carolina State Residential Building Code, by exempting from those requirements modular homes that are not built on a frame.

CURRENT LAW: 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- $139.1.^{1}$ 

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).

**BILL ANALYSIS:** Senate Bill 554 would amend 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 in order to be certified as having been manufactured in compliance with the State Residential Building Code.

**EFFECTIVE DATE:** This act is effective when it becomes law.



Jeffrey Hudson Director

