



# SENATE BILL 554: Encour. Affordable Housing/Shipping Containers.

2021-2022 General Assembly

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<b>Committee:</b> Senate Rules and Operations of the Senate	<b>Date:</b> May 11, 2021
<b>Introduced by:</b> Sens. Ballard, Britt, Lee	<b>Prepared by:</b> Bill Patterson
<b>Analysis of:</b> First Edition	Staff Attorney

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**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.<sup>1</sup>

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.

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<sup>1</sup> G.S. 105-164.3(143).

Jeffrey Hudson  
Director



Legislative Analysis  
Division  
919-733-2578