



HOUSE BILL 785: Prohibit Fire Sprinkler System Requirement.

2023-2024 General Assembly

Committee: House Local Government - Land Use, Planning and Development. If favorable, refer to Rules, Calendar, and Operations of the House **Date:** April 27, 2023

Introduced by: Reps. Brody, Potts
Analysis of: PCS to First Edition
H785-CSBG-15

Prepared by: Howard Marsilio
Staff Attorney

OVERVIEW: *The Proposed Committee Substitute to House Bill 785 would prohibit the North Carolina Residential Code from including provisions requiring the installation of automatic fire sprinkler systems in one- and two-family dwellings that are not townhouses.*

CURRENT LAW: The North Carolina Residential Code applies to the construction, alteration, movement, enlargement, replacement, and other aspects of one- and two-family dwellings and townhouses.

The North Carolina Residential Code is a rule within the meaning of G.S. 150B-2 and is prepared and adopted by the Building Code Council. Currently, the North Carolina Residential Code does not require automatic fire sprinkler systems in one- and two-family dwellings, but does require them for townhouses.

BILL ANALYSIS: Section 1 would prohibit the North Carolina Residential Code from containing provisions that would require the installation of automatic fire sprinkler systems in one- and two-family dwellings covered by the Residential Code, but would authorize the Residential Code to require automatic fire sprinkler systems in townhouses.

This section would also specify that this prohibition would not be construed to limit the voluntary installation of automatic fire sprinkler systems in those one- and two-family dwellings.

EFFECTIVE DATE: This act would become effective when it becomes law.

Jeffrey Hudson
Director



* H 7 8 5 - S M B G - 4 0 C S B G - 1 5 - V - 3 *

Legislative Analysis
Division
919-733-2578