

March 25, 2009

S 911. NORTH CAROLINA BUILDING CODE/COUNCIL CHANGES. Filed 3/25/09. *TO ADOPT THE INTERNATIONAL BUILDING CODE AS THE STATE BUILDING CODE AND TO REORGANIZE THE STATE BUILDING CODE COUNCIL.*

Divides Art. 9 of GS Chapter 143 in two, splitting both the North Carolina Building Code and the Building Code Council into two parts.

The first part of the bill amends GS 143-136 and -138 to reorganize the Building Code Council and reform the North Carolina State Building Code. This council and code are to govern standards for nonresidential buildings and multifamily residential buildings, but not one- and two-family dwellings and townhouses and other multiple single-family dwellings. The council is to be the successor to the current Building Code Council, with membership reduced from 17 to nine members. The new council is to adopt as the state building code the most current edition of the International Code Council's International Building Code and is to include the National Electric Code and the North Carolina Rehab Code. The council is not to revise or amend the code except for certain limited reasons set out in the bill.

The second part of the bill adds new GS 143-138.5 through -138.12, creating a new Residential Building Code Council and directing it to adopt a new North Carolina State Residential Building Code. The council and code are to govern one- and two-family dwellings and townhouses and other multiple single-family dwellings. The council is to consist of seven members appointed by the Governor, with personnel of the Department of Insurance to serve as staff. The code is to include a plumbing code, mechanical code, fuel gas code, energy conservation code, electrical code, and rehab code. The bill sets out contents of the code, to include classifications of buildings and structures as to use and occupancy; general building restrictions as to location, height, and floor areas; requirements concerning ingress and egress; rules governing construction; rules as to permissible materials, loads, and stresses; rules governing chimneys and other structures connected to the building; public health and safety standards; smoke alarms; and carbon monoxide detectors. The council may amend the code on its own motion or on application from others. The bill provides for enforcement of and education about the code.

Effective January 1, 2010.

Intro. by Clodfelter.

GS 143