

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2011

H

D

HOUSE BILL 329  
Committee Substitute Favorable 3/24/11  
Third Edition Engrossed 4/6/11  
PROPOSED SENATE COMMITTEE SUBSTITUTE H329-PCS30394-SB-21

Short Title: Bldg. Codes/Expand Equine Exemption.

(Public)

Sponsors:

Referred to:

March 14, 2011

1 A BILL TO BE ENTITLED  
2 AN ACT TO EXPAND THE EXEMPTION FROM BUILDING RULES FOR FARM  
3 BUILDINGS TO INCLUDE FARM BUILDINGS USED FOR SPECTATOR EVENTS.

4 The General Assembly of North Carolina enacts:

5 **SECTION 1.** G.S. 143-138(b4) reads as rewritten:

6 "(b4) Building rules do not apply to (i) farm buildings that are located outside the  
7 building-rules jurisdiction of any municipality, or (ii) farm buildings that are located inside the  
8 building-rules jurisdiction of any municipality if the farm buildings are greenhouses. For the  
9 purposes of this subsection:

10 (1) A "farm building" shall include any structure used or associated with equine  
11 activities, including, but not limited to, the care, management, boarding, or  
12 training of horses and the instruction and training of riders. Structures that  
13 are associated with equine activities include, but are not limited to, free  
14 standing or attached sheds, barns, or other structures that are utilized to store  
15 any equipment, tools, commodities, or other items that are maintained or  
16 used in conjunction with equine activities. The specific types of equine  
17 activities, structures, and uses set forth in this subdivision are for illustrative  
18 purposes, and should not be construed to limit, in any manner, the types of  
19 activities, structures, or uses that may be considered under this subsection as  
20 exempted from building rules. ~~A farm building that might otherwise qualify  
21 for exemption from building rules shall not be exempt if it is used for a  
22 spectator event and more than 10 members of the public are present at the  
23 farm building for the event.~~

24 (2) A "greenhouse" is a structure that has a glass or plastic roof, has one or more  
25 glass or plastic walls, has an area over ninety-five percent (95%) of which is  
26 used to grow or cultivate plants, is built in accordance with the National  
27 Greenhouse Manufacturers Association Structural Design manual, and is not  
28 used for retail sales. Additional provisions addressing distinct life safety  
29 hazards shall be approved by the local building-rules jurisdiction."

30 **SECTION 2.** This act is effective when it becomes law and applies to all farm  
31 buildings, including farm buildings where construction either began or was completed prior to  
32 the effective date of this act.



\* H 3 2 9 - P C S 3 0 3 9 4 - S B - 2 1 \*