

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2017**

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**HOUSE BILL 252  
PROPOSED COMMITTEE SUBSTITUTE H252-PCS40296-SB-6**

Short Title: Building Code Regulatory Reform.

(Public)

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Sponsors:

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Referred to:

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March 6, 2017

A BILL TO BE ENTITLED  
AN ACT TO MAKE VARIOUS CHANGES AND CLARIFICATIONS TO THE STATUTES  
GOVERNING THE CREATION AND ENFORCEMENT OF BUILDING CODES.

The General Assembly of North Carolina enacts:

**SECTION 1.(a)** G.S. 153A-352(b) reads as rewritten:

"(b) Except as provided in G.S. 153A-364, a county may not adopt or enforce a local ordinance or resolution or any other policy that requires regular, routine inspections of buildings or structures constructed in compliance with the North Carolina Residential Code for One- and Two-Family Dwellings in addition to the specific inspections required by the North Carolina Building Code without first obtaining approval from the North Carolina Building Code Council. The North Carolina Building Code Council shall review all applications for additional inspections requested by a county and shall, in a reasonable manner, approve or disapprove the additional inspections. This subsection does not limit the authority of the county to require inspections upon unforeseen or unique circumstances that require immediate action. In performing the specific inspections required by the North Carolina Building Code, the inspector shall conduct all inspections requested by the permit holder for each scheduled inspection visit. For each requested inspection, the inspector shall inform the permit holder of instances in which the work inspected is incomplete or otherwise fails to meet the requirements of the North Carolina Residential Code for One- and Two-Family Dwellings."

**SECTION 1.(b)** G.S. 160A-412(b) reads as rewritten:

"(b) Except as provided in G.S. 160A-424, a city may not adopt or enforce a local ordinance or resolution or any other policy that requires regular, routine inspections of buildings or structures constructed in compliance with the North Carolina Residential Code for One- and Two-Family Dwellings in addition to the specific inspections required by the North Carolina Building Code without first obtaining approval from the North Carolina Building Code Council. The North Carolina Building Code Council shall review all applications for additional inspections requested by a city and shall, in a reasonable manner, approve or disapprove the additional inspections. This subsection does not limit the authority of the city to require inspections upon unforeseen or unique circumstances that require immediate action. In performing the specific inspections required by the North Carolina Building Code, the inspector shall conduct all inspections requested by the permit holder for each scheduled inspection visit. For each requested inspection, the inspector shall inform the permit holder of instances in which the work inspected is incomplete or otherwise fails to meet the requirements of the North Carolina Residential Code for One- and Two-Family Dwellings."

**SECTION 2.(a)** G.S. 153A-352(c) reads as rewritten:



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1       "(c) Notwithstanding the requirements of this Article, a county shall accept and approve,  
2 without further responsibility to inspect, a design or other proposal for a component or element  
3 in the construction of buildings from a licensed architect or licensed engineer provided all of  
4 the following apply:

- 5           (1) The submission is completed under valid seal of the licensed architect or  
6 licensed engineer.
- 7           (2) Field inspection of the installation or completion of a construction  
8 component or element of the building is performed by ~~that~~ a licensed  
9 architect or licensed ~~engineer-engineer~~ or a person under the direct  
10 supervisory control of the licensed architect or licensed engineer.
- 11           (3) ~~That~~ The licensed architect or licensed engineer under subdivision (2) of this  
12 subsection provides the county with a signed written document stating the  
13 component or element of the building so inspected is in compliance with the  
14 North Carolina State Building Code or the North Carolina Residential Code  
15 for One- and Two-Family Dwellings."

16       **SECTION 2.(b)** G.S. 160A-412(c) reads as rewritten:

17       "(c) Notwithstanding the requirements of this Article, a city shall accept and approve,  
18 without further responsibility to inspect, a design or other proposal for a component or element  
19 in the construction of buildings from a licensed architect or licensed engineer provided all of  
20 the following apply:

- 21           (1) The submission is completed under valid seal of the licensed architect or  
22 licensed engineer.
- 23           (2) Field inspection of the installation or completion of a construction  
24 component or element of the building is performed by ~~that~~ a licensed  
25 architect or licensed ~~engineer-engineer~~ or a person under the direct  
26 supervisory control of the licensed architect or licensed engineer.
- 27           (3) ~~That~~ The licensed architect or licensed engineer under subdivision (2) of this  
28 subsection provides the city with a signed written document stating the  
29 component or element of the building so inspected is in compliance with the  
30 North Carolina State Building Code or the North Carolina Residential Code  
31 for One- and Two-Family Dwellings."

32       **SECTION 3.(a)** G.S. 153A-352 is amended by adding a new subsection to read:

33       "(e) No certification by a licensed architect or licensed engineer shall be required for any  
34 component or element engineered by the manufacturer of the component or element when the  
35 manufacturer has certified that the component or element complies with the North Carolina  
36 State Building Code or the North Carolina Residential Code for One- and Two-Family  
37 Dwellings."

38       **SECTION 3.(b)** G.S. 160A-412 is amended by adding a new subsection to read:

39       "(e) No certification by a licensed architect or licensed engineer shall be required for any  
40 component or element engineered by the manufacturer of the component or element when the  
41 manufacturer has certified that the component or element complies with the North Carolina  
42 State Building Code or the North Carolina Residential Code for One- and Two-Family  
43 Dwellings."

44       **SECTION 4.(a)** G.S. 153A-352 is amended by adding a new subsection to read:

45       "(f) Each inspection department shall implement a process for an informal internal  
46 review of inspection decisions made by the department's inspectors. This process shall include,  
47 at a minimum, the following:

- 48           (1) Initial review by the supervisor of the inspector.
- 49           (2) The provision in or with each permit issued by the department of (i) the  
50 name, phone number, and e-mail address of the supervisor of each inspector  
51 and (ii) a notice of availability of the informal internal review process.

1           (3) Procedures the department shall follow when a permit holder or applicant  
2           requests an internal review of an inspector's decision.

3           Nothing in this subsection shall limit or abrogate any rights available under Chapter 150B  
4           of the General Statutes to a permit holder or applicant."

5           **SECTION 4.(b)** G.S. 160A-412 is amended by adding a new subsection to read:

6           "(f) Each inspection department shall implement a process for an informal internal  
7           review of inspection decisions made by the department's inspectors. This process shall include,  
8           at a minimum, the following:

9           (1) Initial review by the supervisor of the inspector.

10          (2) The provision in or with each permit issued by the department of (i) the  
11          name, phone number, and e-mail address of the supervisor of each inspector  
12          and (ii) a notice of availability of the informal internal review process.

13          (3) Procedures the department shall follow when a permit holder or applicant  
14          requests an internal review of an inspector's decision.

15          Nothing in this subsection shall limit or abrogate any rights available under Chapter 150B  
16          of the General Statutes to a permit holder or applicant."

17          **SECTION 4.(c)** Each inspection department shall report to the Joint Legislative  
18          Committee on Local Government no later than January 15 of each year on the implementation  
19          over the prior calendar year of the informal internal review process required by  
20          G.S. 153A-352(f) and G.S. 160A-412(f), as enacted by subsections (a) and (b), respectively, of  
21          this section. The report shall include the number of times the informal internal review process  
22          was utilized and the outcome of the review. An inspection department may meet the reporting  
23          requirement of this section by submitting the information required for the report to an  
24          organization of cities or counties for combination into a single report submitted on behalf of the  
25          organization's members.

26          **SECTION 4.(d)** Subsections (a) and (b) of this section become effective December  
27          1, 2017. Subsection (c) of this section becomes effective January 1, 2018, and expires on June  
28          30, 2022. The first reports required to be prepared pursuant to subsection (c) of this section  
29          shall be submitted no later than January 15, 2018.

30          **SECTION 5.** G.S. 143-136 reads as rewritten:

31          "**§ 143-136. Building Code Council created; membership, committees.**

32          ...

33          (c) Residential Code Committee Created; Duties. – Within the Building Code Council,  
34          there is hereby created a Residential Code for One- and Two-Family Dwellings Committee  
35          composed of seven members of the Building Code Council, specifically the licensed general  
36          contractor specializing in residential construction who shall serve as chairman of this  
37          committee; the licensed general contractor specializing in coastal residential construction; the  
38          licensed engineer practicing structural engineering; the licensed plumbing and heating  
39          contractor; the fire service representative; the municipal or county building inspector; and the  
40          licensed electrical contractor. This committee shall meet upon the call of its chairman to review  
41          any proposal for revision or amendment to the North Carolina State Building Code: Residential  
42          Code for One- and Two-Family Dwellings, including provisions applicable to One- and  
43          Two-Family Dwellings from the NC Energy Code, NC Electrical Code, NC Fuel Gas Code,  
44          NC Plumbing Code, the NC Mechanical Code, ~~and~~ the NC Existing Building Code, and any  
45          other code applicable to residential construction, and no revision or amendment to any of these  
46          codes applicable to residential construction may be considered by the Building Code Council  
47          unless recommended by this committee. This committee shall also oversee the process by  
48          which the Council conducts its revision pursuant to G.S. 143-138(d). This committee shall also  
49          consider any appeal or interpretation arising under G.S. 143-141 pertaining to North Carolina  
50          State Building Code: Residential Code for One- and Two-Family Dwellings and make a  
51          recommendation to the Building Code Council for disposition of the appeal or interpretation. In

1 considering the recommendations of the committee related to revisions and amendments of the  
2 Building Code, nothing in this subsection shall prevent the Building Code Council from  
3 accepting, rejecting, or amending the recommendation, provided that any amendment to the  
4 recommendation must be germane.

5 (d) Building Code Committee Created; Duties. – Within the Building Code Council,  
6 there is hereby created a Building Code Committee for all structures except those subject to the  
7 North Carolina State Building Code: Residential Code for One- and Two-Family Dwellings.  
8 The committee shall be composed of the following nine members of the Building Code  
9 Council:

- 10 (1) One of the licensed architects appointed by the chairman of the Building  
11 Code Council.
- 12 (2) The licensed engineer practicing mechanical engineering.
- 13 (3) The licensed engineer practicing electrical engineering.
- 14 (4) The licensed engineer practicing structural engineering.
- 15 (5) The municipal elected official.
- 16 (6) The fire service representative.
- 17 (7) The municipal or county building inspector.
- 18 (8) The State agency engineer.
- 19 (9) The licensed general contractor.

20 The chairman of the Building Code Council shall call the first meeting of the Committee, at  
21 which meeting the Committee shall elect a chairman from among the members of the  
22 Committee as the first order of business. Thereafter, the Committee shall meet upon the call of  
23 the chairman to review any proposal for revision or amendment to the North Carolina State  
24 Building Code, including provisions applicable to the North Carolina Energy Code, the North  
25 Carolina Electrical Code, the North Carolina Fuel Gas Code, the North Carolina Plumbing  
26 Code, the North Carolina Mechanical Code, ~~and~~ the North Carolina Existing Building Code,  
27 and any other code applicable to commercial or multi-family construction, and no revision or  
28 amendment to any of these codes applicable to commercial or multi-family construction may  
29 be considered by the Building Code Council unless recommended by this committee. This  
30 committee shall also oversee the process by which the Council conducts its revision of the  
31 codes applicable to commercial or multi-family construction pursuant to G.S. 143-138(d). This  
32 committee shall also consider any appeal or interpretation arising under G.S. 143-141  
33 pertaining to codes applicable to commercial or multi-family construction and make a  
34 recommendation to the Building Code Council for disposition of the appeal or interpretation. In  
35 considering the recommendations of the committee related to revisions and amendments of the  
36 Building Code, nothing in this subsection shall prevent the Building Code Council from  
37 accepting, rejecting, or amending the recommendation, provided that any amendment to the  
38 recommendation must be germane."

39 **SECTION 6.** G.S. 143-140 reads as rewritten:

40 "**§ 143-140. Hearings before enforcement agencies as to questions under Building Code.**

41 (a) Any person desiring to raise any question under this Article or under the North  
42 Carolina State Building Code shall be entitled to a technical interpretation from the appropriate  
43 enforcement agency, as designated in the preceding section. Upon request in writing by any  
44 such person, the enforcement agency through an appropriate official shall within a reasonable  
45 time provide a written interpretation, setting forth the facts found, the decision reached, and the  
46 reasons therefor. In the event of dissatisfaction with such decision, the person affected shall  
47 have the options of:

- 48 (1) Appealing to the Building Code Council or
- 49 (2) Appealing directly to the Superior Court, as provided in G.S. 143-141.

1       **(b)** If an interpretation under this section or under G.S. 143-141(b) changes after a  
2 building permit is issued, the permit applicant may choose which version of the interpretation  
3 will apply to the permit, unless such a choice would cause harm to life or property."

4               **SECTION 7.** G.S. 143-355.4(a) reads as rewritten:

5       "(a) Local government water systems and large community water systems shall require  
6 separate meters for new in-ground irrigation systems on lots platted and recorded in the office  
7 of the register of deeds in the county or counties in which the real property is located after July  
8 1, 2009, that are connected to their systems. This section shall not apply to lots with privately  
9 owned septic tanks systems or other types of privately owned innovative on-site wastewater  
10 systems if a lockable cutoff valve approved by the water system and a testable backflow  
11 prevention device approved by the water system for the appropriate level of risk associated  
12 with the irrigation system or other identified risk are installed on the water supply line for the  
13 irrigation system. The lockable cutoff value shall be installed on the water supply line for the  
14 irrigation system within 24 inches of the water meter and the testable backflow device shall be  
15 installed on the water supply line for the irrigation system."

16               **SECTION 8.** Except as otherwise provided, this act becomes effective October 1,  
17 2017.