GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021

S **D**

SENATE BILL 308
PROPOSED COMMITTEE SUBSTITUTE S308-PCS15187-CC-2

Short Title: Building Code Inspection Reform. (Public)

Sponsors:

Referred to:

March 17, 2021

A BILL TO BE ENTITLED

AN ACT TO STREAMLINE ISSUANCE OF CERTIFICATES OF COMPLIANCE WITH BUILDING CODES AND TO PREVENT UNNECESSARY DELAY DUE TO REPETITIVE REINSPECTIONS.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 160D-1104(d) reads as rewritten:

"(d) Except as provided in G.S. 160D-1115 and G.S. 160D-1207, a local government 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 local government and shall, in a reasonable manner, approve or disapprove the additional inspections. This subsection does not limit the authority of the local government to require inspections upon unforeseen or unique circumstances that require immediate action. In performing the specific inspections required by the North Carolina Residential 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 or the North Carolina Building Code. <u>When a subsequent inspection is conducted to verify completion or correction of instances of Code noncompliance, any additional violations of the Code noted by the inspector on items already approved by the inspections department shall not delay the issuance of a temporary certificate of occupancy. The inspections department shall not charge a fee for the reinspection of those items.</u>"

SECTION 2. This act becomes effective January 1, 2022, and applies to inspections associated with permits applied for on or after that date.