

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2021

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SENATE BILL DRS15223-MH-94

Short Title: Encour. Affordable Housing/Shipping Containers. (Public)

Sponsors: Senators Ballard, Britt, and Lee (Primary Sponsors).

Referred to:

1 A BILL TO BE ENTITLED  
2 AN ACT TO PROMOTE AFFORDABLE HOUSING IN NORTH CAROLINA BY  
3 ENCOURAGING THE CONVERSION OF SHIPPING CONTAINERS TO HOUSING  
4 UNITS.

5 The General Assembly of North Carolina enacts:

6 SECTION 1. G.S. 143-139.1 reads as rewritten:

7 "§ 143-139.1. Certification of manufactured buildings, structures or components by  
8 recognized independent testing laboratory; minimum standards for  
9 single-family, on-frame modular homes.

10 (a) Certification. – The State Building Code may provide, in circumstances deemed  
11 appropriate by the Building Code Council, for testing, evaluation, inspection, and certification of  
12 buildings, structures or components manufactured off the site on which they are to be erected, by  
13 a recognized independent testing laboratory having follow-up inspection services approved by  
14 the Building Code Council. Approval of such buildings, structures or components shall be  
15 evidenced by labels or seals acceptable to the Council. All building units, structures or  
16 components bearing such labels or seals shall be deemed to meet the requirements of the State  
17 Building Code and this Article without further inspection or payment of fees, except as may be  
18 required for the enforcement of the Code relative to the connection of units and components and  
19 enforcement of local ordinances governing zoning, utility connections, and foundations permits.  
20 The Building Code Council shall adopt and may amend from time to time such reasonable and  
21 appropriate rules and regulations as it deems necessary for approval of agencies offering such  
22 testing, evaluation, inspection, and certification services and for overseeing their operations.  
23 Such rules and regulations shall include provisions to insure that such agencies are independent  
24 and free of any potential conflicts of interest which might influence their judgment in exercising  
25 their functions under the Code. Such rules and regulations may include a schedule of reasonable  
26 fees to cover administrative expenses in approving and overseeing operations of such agencies  
27 and may require the posting of a bond or other security satisfactory to the Council guaranteeing  
28 faithful performance of duties under the Code.

29 The Building Code Council may also adopt rules to insure that any person that is not licensed,  
30 in accordance with G.S. 87-1, and that undertakes to erect a North Carolina labeled manufactured  
31 modular building, meets the manufacturer's installation instructions and applicable provisions of  
32 the State Building Code. Any such person, before securing a permit to erect a modular building,  
33 shall provide the code enforcement official proof that he has in force for each modular building  
34 to be erected a \$5,000 surety bond insuring compliance with the regulations of the State Building  
35 Code governing installation of modular buildings.



1 (b) Minimum Standards for Single-Family, On-Frame Modular Homes. – To qualify for  
2 a label or seal under subsection (a) of this section, a ~~single-family~~ single-family, on-frame  
3 modular home must meet or exceed the following construction and design standards:

4 (1) Roof pitch. – For homes with a single predominant roofline, the pitch of the  
5 roof shall be no less than five feet rise for every 12 feet of run.

6 (2) Eave projection. – The eave projections of the roof shall be no less than 10  
7 inches, which may not include a gutter around the perimeter of the home,  
8 unless the roof pitch is 8/12 or greater.

9 (3) Exterior wall. – The minimum height of the exterior wall shall be at least seven  
10 feet six inches for the first story.

11 (4) Siding and roofing materials. – The materials and texture for the exterior  
12 materials shall be compatible in composition, appearance, and durability to  
13 the exterior materials commonly used in standard residential construction.

14 (5) Foundations. – The home shall be designed to require foundation supports  
15 around the perimeter. The supports may be in the form of piers, pier and  
16 curtain wall, piling foundations, a perimeter wall, or other approved perimeter  
17 supports."

18 **SECTION 2.** This act is effective when it becomes law.