

# ADOPTED



NORTH CAROLINA GENERAL ASSEMBLY  
AMENDMENT  
House Bill 366

AMENDMENT NO. A3  
(to be filled in by  
Principal Clerk)

H366-ABG-25 [v.1]

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Amends Title [NO]  
Fourth Edition

Date \_\_\_\_\_, 2021

Senator Hise

1 moves to amend the bill on page 10, lines 4-5, by inserting between the lines the following:  
2 **"REMOTE INSPECTIONS FOR NORTH CAROLINA STATE BUILDING CODE**  
3 **COMPLIANCE**

4 SECTION 12.5.(a) G.S. 143-139(b) is amended by adding a new subdivision to  
5 read:

6 (3) Develop eligibility criteria for and procedures to conduct certain  
7 inspections required by the North Carolina State Building Code as  
8 remote inspections. For the purposes of this subdivision, a "remote  
9 inspection" means an inspection of the manner of construction for  
10 North Carolina State Building Code compliance that an inspector  
11 conducts by (i) interactive real-time audio and video communication  
12 with a permit holder, or (ii) a review of an electronic video recording  
13 submission by a permit holder."

14 SECTION 12.5.(b) G.S. 160D-1104 reads as rewritten:  
15 **"§ 160D-1104. Duties and responsibilities.**

16 ...

17 (c) In performing the specific inspections required by the North Carolina Building Code,  
18 the inspector shall conduct all inspections requested by the permit holder for each scheduled  
19 ~~inspection visit.~~ inspection. For each requested inspection, the inspector shall inform the permit  
20 holder of instances in which the work inspected fails to meet the requirements of the North  
21 Carolina Residential Code for One- and Two-Family Dwellings or the North Carolina Building  
22 Code.

23 (d) Except as provided in G.S. 160D-1117 and G.S. 160D-1207, a local government may  
24 not adopt or enforce a local ordinance or resolution or any other policy that requires regular,  
25 routine inspections of buildings or structures constructed in compliance with the North Carolina  
26 Residential Code for One- and Two-Family Dwellings in addition to the specific inspections  
27 required by the North Carolina Building Code without first obtaining approval from the North  
28 Carolina Building Code Council. The North Carolina Building Code Council shall review all  
29 applications for additional inspections requested by a local government and shall, in a reasonable  
30 manner, approve or disapprove the additional inspections. This subsection does not limit the  
31 authority of the local government to require inspections upon unforeseen or unique circumstances  
32 that require immediate action. In performing the specific inspections required by the North



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1 Carolina Residential Building Code, the inspector shall conduct all inspections requested by the  
2 permit holder for each scheduled ~~inspection visit~~.inspection. For each requested inspection, the  
3 inspector shall inform the permit holder of instances in which the work inspected is incomplete  
4 or otherwise fails to meet the requirements of the North Carolina Residential Code for One- and  
5 Two-Family Dwellings or the North Carolina Building Code.

6 ...."

7 **SECTION 12.5.(c)** Article 11 of Chapter 160D of the General Statutes is amended  
8 by adding a new section to read:

9 "**§ 160D-1104.1 Remote inspection alternative.**

10 An inspection department shall implement remote inspection procedures in accordance with  
11 criteria and procedures developed pursuant to G.S. 143-139(b)(3). An inspection department  
12 must provide the option to elect remote inspections for a project to a building permit applicant.  
13 An inspection department must specify the extent to which a project is eligible for remote  
14 inspections at the time of building permit issuance."

15 **SECTION 12.5.(d)** Subsection (c) of this section becomes effective January 1, 2022,  
16 and applies to permit applications filed on or after that date. The remainder of this section is  
17 effective when it becomes law."  
18  
19

SIGNED \_\_\_\_\_  
Amendment Sponsor

SIGNED \_\_\_\_\_  
Committee Chair if Senate Committee Amendment

ADOPTED \_\_\_\_\_ FAILED \_\_\_\_\_ TABLED \_\_\_\_\_

**The official copy of this document, with signatures  
and vote information, is available in the  
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