

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

FILED SENATE
Mar 20, 2025
S.B. 368
PRINCIPAL CLERK

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SENATE BILL DRS45201-NExf-108A

Short Title: Office of State Fire Marshal Omnibus Bill.-AB (Public)

Sponsors: Senators Johnson, Barnes, and Lazzara (Primary Sponsors).

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT MANDATING ALL OTHER PERIL INSURANCE COVERAGE FOR CERTAIN
3 ENTITIES, AUTHORIZING THE OFFICE OF THE STATE FIRE MARSHAL TO
4 CONTRACT FOR SERVICES FOR ITS RISK MANAGEMENT DIVISION,
5 MANDATING PARTICIPATION OF PUBLIC EDUCATION BOARDS IN THE STATE
6 PUBLIC EDUCATION PROPERTY INSURANCE FUND, AUTHORIZING THE OFFICE
7 OF THE STATE FIRE MARSHAL TO CHARGE AND WAIVE REGISTRATION FEES
8 FOR ADVANCED FIRE AND RESCUE COURSES, PROVIDING STATE FUNDS FOR
9 THE WAIVER OF REGISTRATION FEES FOR COURSES OFFERED BY THE OFFICE
10 OF THE STATE FIRE MARSHAL, AUTHORIZING THE STATE FIRE AND RESCUE
11 COMMISSION TO CONDUCT ADMINISTRATIVE HEARINGS, CLARIFYING THE
12 POWERS OF THE NORTH CAROLINA HOME INSPECTOR LICENSURE BOARD,
13 EXTENDING EXEMPTION FROM DEPARTMENT OF ADMINISTRATION OF
14 PASSENGER MOTOR VEHICLES TO THE OFFICE OF THE STATE FIRE MARSHAL,
15 EXEMPTING MANUFACTURED HOME MANUFACTURERS AND DEALERS FROM
16 SHOWROOM REQUIREMENTS, MODERNIZING TERMINOLOGY FOR THE CODE
17 OFFICIALS QUALIFICATION BOARD, ESTABLISHING FEES AND PROCEDURES
18 FOR CODE OFFICIALS QUALIFICATION BOARD APPROVAL OF TRAINING
19 COURSES, AUTHORIZING THE CREATION OF A VOLUNTARY APPRENTICESHIP
20 PROGRAM FOR CODE ENFORCEMENT OFFICIALS, CLARIFYING ELECTRICAL
21 CODE REQUIREMENTS FOR ENERGIZING BUILDINGS, ENHANCING THE
22 AUTHORITY OF THE STATE FIRE MARSHAL OVER LOCAL INSPECTIONS AND
23 EMERGENCY ELECTRICAL INSPECTIONS, REQUIRING REFUNDS AND
24 REMITTANCE OF BUILDING INSPECTION FEES WHEN INSPECTIONS ARE
25 PERFORMED BY STATE AND OTHER OFFICIALS, AND ESTABLISHING RECORDS
26 AND REPORTING REQUIREMENTS FOR LOCAL INSPECTION DEPARTMENTS, AS
27 RECOMMENDED BY THE OFFICE OF THE STATE FIRE MARSHAL.

28 The General Assembly of North Carolina enacts:

29
30 **PART I. MANDATE ALL OTHER PERIL COVERAGE FOR PARTICIPANTS IN THE**
31 **STATE PUBLIC EDUCATION PROPERTY INSURANCE FUND AND STATE**
32 **PROPERTY FIRE INSURANCE FUND**

33 **SECTION 1.(a)** G.S. 58-31A-10 reads as rewritten:

34 **"§ 58-31A-10. Flood insurance. insurance; all other peril insurance.**

35 (a) Premiums for flood insurance coverage for public education buildings shall be paid
36 by each public education board in accordance with rates fixed by the State Fire Marshal, and the



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1 State Fire Marshal may purchase from insurers admitted to do business in North Carolina such
 2 insurance or reinsurance as may be necessary to protect the State Public Education Insurance
 3 Fund against loss with respect to such insurance coverage.

4 (b) Every public education board and every charter school approved pursuant to
 5 G.S. 115C-218.5 that insures public education property titled to that board or charter school
 6 against the direct loss or damage by insurable hazards in public education buildings and other
 7 public education properties in the State Public Education Property Insurance Fund shall obtain
 8 and make payment for the all other perils coverage provided by the Fund."

9 SECTION 1.(b) G.S. 58-31-10 reads as rewritten:

10 "**§ 58-31-10. Payment of losses on basis of actual cost of restoration or replacement; rules;**
 11 **insurance and reinsurance; sprinkler leakage ~~insurance~~ insurance; all other**
 12 **peril insurance.**

13 ...

14 (d) Every State department, institution, or agency that insures State property against the
 15 direct loss or damage by insurable hazards in the State Property Fire Insurance Fund shall obtain
 16 and make payment for the all other perils coverage provided by the Fund."

17 SECTION 1.(c) This section becomes effective July 1, 2025.

18
 19 **PART II. AUTHORIZE THE OFFICE OF THE STATE FIRE MARSHAL TO**
 20 **CONTRACT FOR SPECIALIZED OR TECHNICAL SERVICES ESSENTIAL TO THE**
 21 **OPERATION OF THE RISK MANAGEMENT DIVISION**

22 SECTION 2.(a) G.S. 58-31A-15 reads as rewritten:

23 "**§ 58-31A-15. Authority and rules for organization of system.**

24 (a) The State Fire Marshal is hereby authorized, directed, and empowered to establish a
 25 division to manage and operate a system of insurance for public education property. The State
 26 Fire Marshal shall adopt ~~such~~ rules and regulations as may be necessary to provide all details
 27 inherent in the insurance of public education property. The State Fire Marshal shall employ any
 28 staff ~~necessary, which in his or her opinion is necessary~~ to insure and protect effectively public
 29 education property, and ~~he or she~~ shall fix their compensation consistent with the policies of the
 30 State Human Resources Commission.

31 (b) The State Fire Marshal shall, through the State's agent of record, contract for any
 32 specialized or technical services necessitating expertise not otherwise available within the Office
 33 of the State Fire Marshal that are determined by the State Fire Marshal to be essential to efficient
 34 operations. Contracts authorized pursuant to this subsection are not subject to Article 3C of
 35 Chapter 143 of the General Statutes."

36 SECTION 2.(b) This section becomes effective July 1, 2025.

37
 38 **PART III. MANDATE PARTICIPATION IN THE STATE PUBLIC EDUCATION**
 39 **PROPERTY INSURANCE FUND UNLESS COVERAGE WAIVER PROVIDED**

40 SECTION 3.(a) G.S. 58-31A-25 reads as rewritten:

41 "**§ 58-31A-25. ~~Insurance~~ Mandatory insurance of property by public education boards;**
 42 **~~notice of election to insure and information to be furnished; outstanding~~**
 43 **policies.boards.**

44 (a) Mandatory Insurance in the Fund. – All public education boards ~~may~~ shall insure all
 45 public education property titled to that board against the direct loss or damage by insurable
 46 hazards in public education buildings and other public education properties in the Fund. ~~Any~~
 47 property covered by an insurance policy in effect on the date when the property of a public
 48 education board is insured in the Fund shall be insured by the Fund as of the expiration of the
 49 policy. Each public education board shall give notice of its election to insure in the Fund at least
 50 90 days prior to such insurance becoming effective and shall furnish to the State Fire Marshal a
 51 full and complete list of all outstanding property insurance policies, giving in complete detail the

1 ~~name of the insurers, the amount of the insurance and expirations thereof. While the said~~
2 ~~insurance policies remain in effect, the Fund shall act as coinsurer of the properties covered by~~
3 ~~such insurance to the same extent and in the same manner as is provided for coinsurance under~~
4 ~~the provisions of the standard form of property insurance as provided by law, and in the event of~~
5 ~~loss shall have the same rights and duties as required by participating insurance companies.~~Fund,
6 unless a waiver has been approved for that public education board.

7 (b) Waiver. – A public education board may request a waiver under this section. The
8 Office of the State Fire Marshal shall review and approve a waiver submitted pursuant to this
9 subsection only if the public education board has procured sufficient minimum coverage of
10 relevant perils."

11 **SECTION 3.(b)** If any property titled to a public education board is covered by an
12 insurance policy in effect on July 1, 2025, then the Fund shall act as a coinsurer of the properties
13 covered by that insurance until the expiration of that policy.

14 **SECTION 3.(c)** This section becomes effective July 1, 2025.

15 16 **PART IV. NORTH CAROLINA EMERGENCY TRAINING CENTER STATE** 17 **REGISTRATION FEE WAIVER**

18 **SECTION 4.(a)** Article 78A of Chapter 58 of the General Statutes is amended by
19 adding a new section to read:

20 **"§ 58-78A-18. Emergency Training Center tuition waivers.**

21 (a) Registration Fees. – The Office of the State Fire Marshal shall charge State
22 registration fees for advanced fire and rescue courses delivered by the Office of the State Fire
23 Marshal at the North Carolina Emergency Training Center. The State registration fee charged
24 shall equal the tuition amount set pursuant to G.S. 115D-39 for equivalent community college
25 courses.

26 (b) Allowed Tuition Waivers. – The Office of the State Fire Marshal may waive State
27 registration fees for advanced fire and rescue courses delivered by the Office of the State Fire
28 Marshal at the North Carolina Emergency Training Center for all of the following individuals,
29 entities, and members of those entities:

30 (1) Volunteer fire departments located within North Carolina.

31 (2) Municipal, county, or State fire departments located within North Carolina.

32 (3) Emergency medical services or rescue and lifesaving departments located
33 within North Carolina.

34 (4) Fire, emergency medical services, or rescue and lifesaving entities serving a
35 lake authority that was created by a North Carolina county board of
36 commissioners prior to July 1, 2012.

37 (5) The Eastern Band of Cherokee Indians fire, emergency medical services, or
38 rescue and lifesaving tribal government departments or programs.

39 (6) Firefighters, emergency medical services personnel, law enforcement
40 personnel, and rescue and lifesaving personnel whose duty station is located
41 on a military installation within North Carolina.

42 (7) Law enforcement personnel employed by departments located within North
43 Carolina.

44 (8) High school students at schools located within North Carolina.

45 (c) Fees. – The Office of the State Fire Marshal may charge additional fees to cover the
46 costs of textbooks, supplies, and other expenses incurred in the delivery of courses or the
47 operation of the North Carolina Emergency Training Center.

48 (d) Annual Report. – Annually by February 1 of each year, the Office of the State Fire
49 Marshal shall report to the Joint Legislative Education Oversight Committee and the Joint
50 Legislative Oversight Committee on General Government on the number and type of waivers
51 granted pursuant to subsection (b) of this section."

1 **SECTION 4.(b)** Funds shall be provided to the Office of the State Fire Marshal
 2 (OSFM) based on the number of full-time equivalent (FTE) students enrolled in advanced fire
 3 and rescue courses delivered by OSFM at the North Carolina Emergency Training Center for
 4 whom State registration fees are waived in accordance with G.S. 58-78A-18(b). OSFM shall
 5 calculate FTE enrollment in the same manner as community colleges. Funds provided pursuant
 6 to this subsection shall be: (i) based on the equivalent tier-value for community college
 7 instruction and (ii) in the same manner as funds are provided to community colleges based on
 8 the number of FTE students enrolled in courses for which tuition and registration fees are waived
 9 in accordance with G.S. 115D-5(b). OSFM shall not be considered a community college, as that
 10 term is defined in G.S. 115D-2(2), or subject to the requirements imposed on community colleges
 11 by Chapter 115D of the General Statutes.

12 **SECTION 4.(c)** This section becomes effective July 1, 2025.

13
 14 **PART V. CLARIFY POWERS AND DUTIES OF STATE FIRE AND RESCUE**
 15 **COMMISSION**

16 **SECTION 5.(a)** G.S. 58-78-5 reads as rewritten:

17 **"§ 58-78-5. State Fire and Rescue Commission – Powers and duties.**

18 (a) The Commission shall have the following powers and duties:

19 ...

20 (18) To conduct administrative hearings in accordance with Article 3A of Chapter
 21 150B of the General Statutes.

22 "

23 **SECTION 5.(b)** G.S. 150B-38(a) reads as rewritten:

24 **"§ 150B-38. Scope; hearing required; notice; venue.**

25 (a) The provisions of this Article shall apply to:

26 ...

27 (5b) The State Fire and Rescue Commission.

28 "

29 **SECTION 5.(c)** This section becomes effective October 1, 2025, and applies to
 30 administrative hearings commenced on or after that date.

31
 32 **PART VI. CLARIFY POWERS OF THE NORTH CAROLINA HOME INSPECTOR**
 33 **LICENSURE BOARD REGARDING LICENSING EDUCATION AND EXAMINATION**
 34 **FEES**

35 **SECTION 6.(a)** G.S. 143-151.49 reads as rewritten:

36 **"§ 143-151.49. Powers and responsibilities of Board.**

37 ...

38 (b) Education Requirements. – The education program adopted by the Board may not
 39 consist of more than 200 hours of instruction. The instruction may include field training,
 40 classroom instruction, distance learning, peer review, and any other educational format approved
 41 by the Board. The Board may adopt rules regarding course content, instructor qualifications,
 42 approved course offerings, and other criteria for compliance with the education program."

43 **SECTION 6.(b)** G.S. 143-151.57 reads as rewritten:

44 **"§ 143-151.57. Fees.**

45 (a) Maximum Fees. – The Board may adopt fees that do not exceed the amounts set in
 46 the following table for administering this Article:

47 Item	Maximum Fee
48 Application for home inspector license	\$35.00
49 Home inspector examination <u>examination, in person</u>	80.00
50 <u>Home inspector examination, online</u>	<u>200.00</u>
51 Issuance or renewal of home inspector license	160.00

1	Late renewal of home inspector license	30.00
2	Application for course approval	150.00
3	Renewal of course approval	75.00
4	Course fee, per credit hour per licensee	5.00
5	Credit for unapproved continuing education course	50.00
6	Copies of Board rules or licensure standards	Cost of printing
7		and mailing.

8"

9 SECTION 6.(c) This section becomes effective October 1, 2025.

10

11 **PART VII. EXEMPT MANUFACTURED HOME MANUFACTURERS AND DEALERS**
 12 **FROM SALESROOM REQUIREMENTS**

13 SECTION 7. G.S. 20-288 reads as rewritten:

14 "§ 20-288. Application for license; license requirements; expiration of license; bond.

15 ...

16 (d) To obtain a license as a wholesaler, an applicant who intends to sell or distribute
 17 self-propelled vehicles must have an established office in this State, and an applicant who intends
 18 to sell or distribute only trailers or semitrailers of more than 2,500 pounds unloaded weight must
 19 have a place of business in this State where the records required under this Article are kept.

20 To obtain a license as a motor vehicle dealer, an applicant who intends to deal in
 21 self-propelled vehicles must have an established salesroom in this State, and an applicant who
 22 intends to deal in only trailers or semitrailers of more than 2,500 pounds unloaded weight must
 23 have a place of business in this State where the records required under this Article are kept.

24 An applicant for a license as a manufacturer, a factory branch, a distributor, a distributor
 25 branch, a wholesaler, or a motor vehicle dealer must have a separate license for each established
 26 office, established salesroom, or other place of business in this State. An application for any of
 27 these licenses shall include a list of the applicant's places of business in this State.

28 This subsection does not apply to manufactured home dealers, as defined by
 29 G.S. 143-143.9(7), or manufactured home manufacturers, as defined by G.S. 143-143.9(8).

30"

31

32 **PART VIII. MODERNIZE CODE OFFICIALS QUALIFICATION BOARD**
 33 **STATUTORY LANGUAGE, ESTABLISH FEES AND PROCEDURES FOR BOARD**
 34 **APPROVAL OF CODE ENFORCEMENT OFFICIAL TRAINING COURSES, AND**
 35 **AUTHORIZE THE CREATION OF A VOLUNTARY APPRENTICESHIP PROGRAM**
 36 **FOR CODE ENFORCEMENT OFFICIALS**

37 SECTION 8.(a) G.S. 143-151.8 reads as rewritten:

38 "§ 143-151.8. Definitions.

39 (a) The following definitions apply in this Article:

40 ...

41 (5) Qualified ~~Code enforcement~~ Code official. – A person qualified under this
 42 Article to engage in the practice of Code ~~enforcement~~ compliance inspections
 43 or review.

44"

45 SECTION 8.(b) G.S. 143-151.11 reads as rewritten:

46 "§ 143-151.11. Chairman; vice-chairman; other officers; meetings; reports.

47 ...

48 (d) The activities and recommendations of the Board with respect to standards for Code
 49 officials training and ~~certification~~ licensing shall be set forth in regular and special reports made
 50 by the Board. Additionally, the Board shall present special reports and recommendations to the

1 Governor or the General Assembly, or both, as the need may arise or as the Governor or the
2 General Assembly may request."

3 **SECTION 8.(c)** G.S. 143-151.12 reads as rewritten:

4 **"§ 143-151.12. Powers.**

5 In addition to powers conferred upon the Board elsewhere in this Article, the Board has the
6 power to do the following:

- 7 (1) Adopt rules necessary to administer this Article.
- 8 (1a) Require State agencies, local inspection departments, and local governing
9 bodies to submit reports and information about the employment, education,
10 and training of ~~Code enforcement~~ Code officials.
- 11 (2) Establish minimum standards for employment as a ~~Code enforcement~~ Code
12 official: (i) in probationary or temporary status, and (ii) in permanent
13 positions.
- 14 (3) ~~Certify License persons as being qualified to practice Code compliance~~
15 inspections or review under the provisions of this Article ~~to be~~
16 ~~Code enforcement~~ as Code officials, including persons employed by a
17 federally recognized Indian Tribe to perform inspections on tribal lands.
- 18 (3a) Certify persons as being qualified under the provisions of this Article to be
19 North Carolina State Building Code Permit Technicians.
- 20 (4) Consult and cooperate with counties, municipalities, agencies of this State,
21 other governmental agencies, and with universities, colleges, junior colleges,
22 community colleges and other institutions concerning the development of
23 ~~Code enforcement~~ Code compliance inspections or review training schools
24 and programs or courses of instruction.
- 25 (5) Establish minimum standards and levels of education or equivalent experience
26 for all ~~Code enforcement~~ Code compliance inspections or review instructors,
27 teachers or professors.
- 28 (6) Conduct and encourage research by public and private agencies that shall be
29 designed to improve education and training in the administration of ~~Code~~
30 ~~enforcement~~ Code compliance inspections or review.
- 31 (7) Adopt and amend bylaws, consistent with law, for its internal management
32 and control; appoint advisory committees as necessary; and enter into
33 contracts and do other things as necessary and incidental to the exercise of its
34 authority pursuant to this Article.
- 35 (8) Make recommendations concerning any matters within its purview pursuant
36 to this Article.
- 37 (9) Establish within the Office of the State Fire Marshal a marketplace pool of
38 qualified ~~Code enforcement~~ Code officials available for the following
39 purposes:
 - 40 a. When requested by the State Fire Marshal, to assist in the discharge of
41 the State Fire Marshal's duty under G.S. 143-139 to supervise,
42 administer, and enforce the North Carolina State Building Code. The
43 State Fire Marshal shall have the power and authority to fix and collect
44 reasonable fees for services performed by ~~Code enforcement~~ Code
45 officials under this sub-subdivision. The State Fire Marshal may also
46 collect reimbursement, at the rate established under G.S. 138-6, for
47 mileage costs incurred by ~~Code enforcement~~ Code officials going to
48 and from inspections conducted under this sub-subdivision. The State
49 Fire Marshal shall have no power or authority to fix or collect fees
50 incurred by local inspection departments under sub-subdivision b. of
51 this subdivision.

1 Counties and Municipalities between 50,001 and 75,000 – July 1, 1981

2 Counties and Municipalities between 25,001 and 50,000 – July 1, 1983

3 Counties and Municipalities 25,000 and under – July 1, 1985

4 All fire prevention inspectors holding office – July 1, 1989. Fire prevention inspectors have
5 until July 1, 1993, to complete in-service training.

6 An official holding a limited ~~certificate~~-license can be promoted to a position requiring a
7 higher level ~~certificate~~-license only upon issuance by the Board of a standard ~~certificate~~-license
8 or probationary ~~certificate~~-license appropriate for such new position.

9 (d) The Board may provide for the issuance of probationary or temporary ~~certificates~~
10 licenses valid for such period (not less than one year nor more than three years) as specified by
11 the Board's rules, or until June 30, 1983, whichever is later, to any ~~Code enforcement~~-Code
12 official newly employed or newly promoted who lacks the qualifications prescribed by the Board
13 as prerequisite to applying for a standard ~~certificate~~-license under subsection (a). No official may
14 have a probationary or temporary ~~certificate~~-license extended beyond the specified period by
15 renewal or otherwise. The Board may provide for appropriate levels of probationary or temporary
16 ~~certificates~~-licenses and may issue these ~~certificates~~-licenses with such special conditions or
17 requirements relating to the place of employment of the person holding the ~~certificate~~-license,
18 his supervision on a consulting or advisory basis, or other matters as the Board may deem
19 necessary to protect the public safety and health.

20 (e) The Board shall, without requiring an examination, issue a standard ~~certificate~~-license
21 to any person who is currently certified as a county electrical inspector pursuant to
22 G.S. 160D-1102. The ~~certificate~~-license issued by the Board shall authorize the person to serve
23 at the electrical inspector level approved by the State Fire Marshal in G.S. 160D-1102.

24 (f) The Board shall issue a standard ~~certificate~~-license to any person who passes the
25 examination required under subsection (a) of this section and is currently licensed to practice as
26 a(n):any of the following:

- 27 (1) Architect, ~~registered~~-licensed pursuant to Chapter ~~83A;~~83A of the General
28 Statutes.
- 29 (2) General contractor, licensed pursuant to Article 1 of Chapter ~~87;~~87 of the
30 General Statutes.
- 31 (3) Plumbing or heating contractor, licensed pursuant to Article 2 of Chapter
32 ~~87;~~87 of the General Statutes.
- 33 (4) Electrical contractor, licensed pursuant to Article 4 of Chapter ~~87;~~ ~~or;~~ 87 of the
34 General Statutes.
- 35 (5) Professional engineer, ~~registered~~-licensed pursuant to Chapter ~~89C;~~89C of the
36 General Statutes.

37 ~~provided the person successfully completes a short course, as prescribed by the Board, relating~~
38 ~~to the State Building Code regulations and Code enforcement administration.~~ The standard
39 ~~certificate~~-license shall authorize the person to practice as a qualified ~~Code enforcement~~-Code
40 official in a particular type of position at the level determined by the Board, based on the type of
41 license ~~or registration~~ held in any profession specified above.

42 (g) A licensed architect or licensed professional engineer who possesses a valid
43 ~~certificate~~-license under subsection (f) of this section, but is not employed by the State or a local
44 government, may utilize that ~~certificate~~-license for the limited purpose of performing independent
45 third-party plan review under subsections (d) and (e) of G.S. 160D-1110.1.

46 (h) Notwithstanding any other subsection of this section, the Board, in conjunction with
47 the Office of the State Fire Marshal, may establish a voluntary apprenticeship program for any
48 license issued under this section. The program shall consist of coursework and supervised work
49 under a certified Code official in the relevant discipline. A trainee must pass a standard
50 examination prior to issuance of any license. The Board may charge a fee for participation in the
51 program. The fee shall not exceed the cost of the program."

1 **SECTION 8.(e)** G.S. 143-151.13A reads as rewritten:

2 "**§ 143-151.13A. Professional development program for ~~officials~~officials; course sponsor**

3 **fees.**

4 (a) As used in this section, "official" means a qualified ~~Code enforcement~~Code official

5 as that term is defined in G.S. 143-151.8.

6 (b) The Board may establish professional development requirements for officials as a

7 condition of the renewal or reactivation of their ~~certificates~~licenses. The purposes of these

8 professional development requirements are to assist officials in maintaining professional

9 competence in their enforcement of the Code and to assure the health, safety, and welfare of the

10 citizens of North Carolina. An official subject to this section shall present evidence to the Board

11 at each ~~certificate~~license renewal after initial ~~certification~~licensure that during the 12 months

12 before the ~~certificate~~license expiration date, the official has completed the required number of

13 credit hours in courses approved by the Board. Annual continuing education hour requirements

14 shall be determined by the Board but shall not be more than six credit hours.

15 (c) The Board may require an individual who earns a ~~certificate~~license under programs

16 established in G.S. 143-151.13 to complete professional development courses, not to exceed six

17 hours in each technical area of ~~certification~~licensure within one year after that individual is first

18 employed by a city or county inspection department.

19 (d) As a condition of reactivating a standard or limited ~~certificate~~license, the Board may

20 require the completion of professional development courses within one year after reemployment

21 as an official as follows:

22 (1) An individual who has been on inactive status for more than two years and

23 who has not been continuously employed by a city or county inspection

24 department during the period of inactive status shall complete professional

25 development courses not to exceed six hours for each technical area in which

26 the individual is ~~certified~~licensed.

27 (2) An individual who has been on inactive status for more than two years and

28 who has been continuously employed by a city or county inspection

29 department during the period of inactive status shall complete professional

30 development courses not to exceed three hours for each technical area in

31 which the individual is ~~certified~~licensed.

32 (3) An individual who has been on inactive status for two years or less shall

33 complete professional development courses not to exceed two hours for each

34 technical area in which the individual is ~~certified~~licensed.

35 (e) The Board may, for good cause shown, grant extensions of time to officials to comply

36 with these requirements. An official who, after obtaining an extension under this subsection,

37 offers evidence satisfactory to the Board that the official has satisfactorily completed the required

38 professional development courses, is in compliance with this section.

39 (f) The Board may adopt rules to implement this section, including rules that govern:

40 (1) The content and subject matter of professional development courses.

41 (2) The criteria, standards, and procedures for the approval of courses, course

42 sponsors, and course instructors.

43 (3) The methods of instruction.

44 (4) The computation of course credit.

45 (5) The ability to carry-forward course credit from one year to another.

46 (6) The waiver of or variance from the professional development required for

47 hardship or other reasons.

48 (7) The procedures for compliance and sanctions for noncompliance.

49 (g) Each course sponsor shall pay the Board a fee of one dollar (\$1.00) per approved

50 credit hour per individual who successfully completes a course under the provisions of this

51 section.

1 (h) At the time a course sponsor submits an application to the Board for approval of a
2 course under the provisions of this section, the sponsor shall pay to the State Fire Marshal a filing
3 fee of one hundred dollars (\$100.00) per course up to a maximum of two thousand five hundred
4 dollars (\$2,500) per calendar year.

5 (i) An official who selects a course other than one offered by an approved course sponsor
6 and who seeks approval of the course pursuant to rules adopted by the Board shall, upon approval
7 of the course, pay a fee of one dollar (\$1.00) per approved credit hour."

8 **SECTION 8.(f)** G.S. 143-151.14 reads as rewritten:

9 **"§ 143-151.14. Comity.**

10 (a) The Board may, without requiring an examination, grant a standard ~~certificate-license~~
11 as a qualified ~~Code-enforcement-Code~~ official for a particular type of position and level to any
12 person who, at the time of application, is certified as a qualified ~~Code-enforcement-Code~~ official
13 in good standing by a similar board of another state, district or territory where standards are
14 acceptable to the Board and not lower than those required by this Article for a similar type of
15 position and level in this State.

16 (b) The Board may, without requiring an examination, grant a standard ~~certificate-license~~
17 as a qualified ~~Code-enforcement-Code~~ official for a particular type of position and level to any
18 person who, at the time of application, is ~~certified-licensed~~ as a qualified ~~Code-enforcement-Code~~
19 official in good standing by the International Code ~~Council-Council~~, the United States
20 Department of Defense, or the International Fire Services Accreditation Congress where
21 standards and examination are acceptable to the Board and not lower than those required by this
22 Article for a type of position and level in this State.

23 (c) The ~~certificates-licenses~~ granted under subsections (a) and (b) of this section shall
24 expire after three years unless within that time period the holder completes a short course, as
25 prescribed by the Board, relating to the State Building Code regulations and ~~Code-enforcement~~
26 Code compliance inspection or review administration.

27 (d) A fee of not more than twenty dollars (\$20.00), as determined by the Board, must be
28 paid by any applicant to the Board for the issuance of a ~~certificate-license~~ under this section. The
29 provisions of G.S. 143-151.16(b) relating to renewal fees and late renewals shall apply to every
30 person granted a standard ~~certificate-license~~ in accordance with this section."

31 **SECTION 8.(g)** G.S. 143-151.15 reads as rewritten:

32 **"§ 143-151.15. Return of ~~certificate-license~~ to Board; reissuance by Board.**

33 A ~~certificate-license~~ issued by the Board under this Article is valid as long as the person
34 ~~certified-licensed~~ is employed by the State of North Carolina or any political subdivision thereof
35 as a ~~Code-enforcement-Code~~ official, or is employed by a federally recognized Indian Tribe to
36 perform inspections on tribal lands as a ~~Code-enforcement-Code~~ official. When the person
37 ~~certified-licensed~~ leaves that employment for any reason, he shall return the ~~certificate-license~~ to
38 the Board. If the person subsequently obtains employment as a ~~Code-enforcement-Code~~ official
39 in any governmental jurisdiction described above, the Board may reissue the ~~certificate-license~~
40 to him. The provisions of G.S. 143-151.16(b) relating to renewal fees and late renewals shall
41 apply, if appropriate. The provisions of G.S. 143-151.16(c) shall not apply. This section does not
42 affect the Board's powers under G.S. 143-151.17."

43 **SECTION 8.(h)** G.S. 143-151.16 reads as rewritten:

44 **"§ 143-151.16. Certification License fees; renewal of certificates; licenses; examination fees.**

45 (a) The Board shall establish a schedule of fees to be paid by each applicant for
46 ~~certification-licensure~~ as a qualified ~~Code-enforcement-Code~~ official. Such fee shall not exceed
47 twenty dollars (\$20.00) for each ~~applicant-license application~~.

48 (b) A ~~certificate, license,~~ other than a probationary ~~certificate, license,~~ as a qualified
49 ~~Code-enforcement-Code~~ official issued pursuant to the provisions of this Article must be renewed
50 annually on or before ~~the first day of July.~~ June 30. Each application for renewal must be
51 accompanied by a renewal fee to be determined by the Board, but not to exceed ~~ten dollars~~

1 ~~(\$10.00)-fifty dollars (\$50.00).~~ The Board is authorized to charge an extra four dollar (\$4.00)
 2 late renewal fee for renewals made after ~~the first day of July~~ June 30 each year.

3 (c) Any person who fails to renew his ~~certificate~~-license for a period of two consecutive
 4 years may be required by the Board to take and pass the same examination as unlicensed
 5 applicants before allowing such person to renew his ~~certificate~~-license.

6 ...

7 (e) The Board shall approve course offerings for all continuing education programs and
 8 may charge a fee of up to one hundred dollars (\$100.00) per course for review and approval of
 9 the continuing education program."

10 **SECTION 8.(i)** G.S. 143-151.17 reads as rewritten:

11 "**§ 143-151.17. Grounds for disciplinary actions; investigation; administrative procedures.**

12 (a) The Board has the power to suspend, revoke, demote to a lower level, or refuse to
 13 grant a ~~certificate~~-license issued under this Article to any person to whom any of the following
 14 applies:

- 15 (1) Has been convicted of a felony against this State or the United States, or
 16 convicted of a felony in another state that would also be a felony if it had been
 17 committed in this State.
- 18 (2) Has obtained ~~certification~~-licensure through fraud, deceit, or perjury.
- 19 (3) Has knowingly aided or abetted any person practicing contrary to the
 20 provisions of this Article or the State Building Code or any building codes
 21 adopted by a federally recognized Indian Tribe.
- 22 (4) Has defrauded the public or attempted to do so.
- 23 (5) Has affixed his or her signature to a report of inspection or other instrument
 24 of service if no inspection has been made by him or her or under his or her
 25 immediate and responsible direction.
- 26 (6) Has been guilty of willful misconduct, gross negligence, or gross
 27 incompetence.

28 (b) The Board may investigate the actions of any qualified ~~Code enforcement~~-Code
 29 official or applicant upon the verified complaint in writing of any person alleging a violation of
 30 subsection (a) of this section. The Board may suspend, revoke, or demote to a lower level any
 31 ~~certificate~~-license of any qualified ~~Code enforcement~~-Code official and refuse to grant a
 32 ~~certificate~~-license to any applicant, whom it finds to have been guilty of one or more of the actions
 33 set out in subsection (a) of this section as grounds for disciplinary action.

34 (c) A denial, suspension, revocation, or demotion to a lower level of a ~~certificate~~-license
 35 issued under this Article shall be made in accordance with Chapter 150B of the General Statutes.

36 (d) The Board may deny an application for a ~~certificate~~-license for any of the grounds
 37 that are described in subsection (a) of this section. Within 30 days after receipt of a notification
 38 that an application for a ~~certificate~~-license has been denied, the applicant may make a written
 39 request for a review by a committee designated by the chairman of the Board to determine the
 40 reasonableness of the Board's action. The review shall be completed without undue delay, and
 41 the applicant shall be notified promptly in writing as to the outcome of the review. Within 30
 42 days after service of the notification as to the outcome, the applicant may make a written request
 43 for a hearing under Article 3A of Chapter 150B of the General Statutes if the applicant disagrees
 44 with the outcome.

45 (e) This section applies to ~~Code enforcement~~-Code officials and applicants who are
 46 employed or seek to be employed by a federally recognized Indian Tribe to perform inspections
 47 on tribal lands."

48 **SECTION 8.(j)** G.S. 143-151.18 reads as rewritten:

49 "**§ 143-151.18. Violations; penalty; injunction.**

50 On and after July 1, 1979, it shall be unlawful for any person to represent himself as a
 51 qualified ~~Code enforcement~~-Code official who does not hold a currently valid ~~certificate~~-of

1 ~~qualification license~~ issued by the Board. Further, it shall be unlawful for any person to practice
2 ~~Code enforcement compliance inspections or review~~ except as allowed by any currently valid
3 ~~certificate license~~ issued to that person by the Board. Any person violating any of the provisions
4 of this Article shall be guilty of a Class 1 misdemeanor. The Board is authorized to apply to any
5 judge of the superior court for an injunction in order to prevent any violation or threatened
6 violation of the provisions of this Article."

7 **SECTION 8.(k)** G.S. 143-151.19 reads as rewritten:

8 **"§ 143-151.19. Administration.**

9 (a) The Division of Engineering and Building Codes in the ~~Department of Insurance~~
10 Office of the State Fire Marshal shall provide clerical and other staff services required by the
11 Board, and shall administer and enforce all provisions of this Article and all rules promulgated
12 pursuant to this Article, subject to the direction of the Board, except as delegated by this Article
13 to local units of government, other State agencies, corporations, or individuals.

14 (b) The Board shall make copies of this Article and the rules adopted under this Article
15 available to the public at a price determined by the Board.

16 (c) The Board shall keep current a record of the names and addresses of all qualified
17 ~~Code enforcement Code~~ officials and additional personal data as the Board deems necessary.
18 The Board ~~annually~~ shall ~~publish a list~~ maintain a directory of all currently ~~certified~~
19 ~~Code enforcement licensed~~ Code officials.

20 (d) Each ~~certificate license~~ issued by the Board shall contain such identifying information
21 as the Board requires.

22 (e) The Board shall issue a duplicate ~~certificate license~~ to practice as a qualified
23 ~~Code enforcement Code~~ official in place of one which has been lost, destroyed, or mutilated
24 upon proper application and payment of a fee to be determined by the Board."

25 **SECTION 8.(l)** G.S. 143-151.20 reads as rewritten:

26 **"§ 143-151.20. Donations and appropriations.**

27 ...

28 (b) The Board may provide grants as a reimbursement for actual expenses incurred by
29 the State or political subdivision thereof for the provisions of training programs of officials from
30 other jurisdictions within the State. The Board, by rules, shall provide for the administration of
31 the grant program authorized herein. In promulgating such rules, the Board shall promote the
32 most efficient and economical program of ~~Code enforcement Code compliance inspection or~~
33 review training, including the maximum utilization of existing facilities and programs for the
34 purpose of avoiding duplication."

35 **SECTION 8.(m)** G.S. 143-151.21 reads as rewritten:

36 **"§ 143-151.21. Disposition of fees.**

37 Fees collected by the State Fire Marshal under this Article shall be ~~credited to the Insurance~~
38 ~~Regulatory Fund created under G.S. 58-6-25,~~ deposited in the State treasury to the account of the
39 Board."

40 **SECTION 8.(n)** G.S. 143-151.22, as enacted by Section 3.4(b) of S.L. 2024-49,
41 reads as rewritten:

42 **"§ 143-151.22. North Carolina State Building Code Permit Technician; certification**
43 **program; professional development requirements; renewal of certificates; fees;**
44 **exam waivers.**

45 (a) State Building Code Permit Technician Certification Program. – The Board shall
46 develop a North Carolina State Building Code Permit Technician certification program and North
47 Carolina State Building Code Permit Technician Certificate. To obtain a certificate, a person
48 must pass an examination, as prescribed by the Board, that is based on the North Carolina State
49 Building Code, administrative procedures applicable to permit administration, and relevant
50 topics in support of ~~Code enforcement Code~~ officials and local inspection departments. The

1 Board may issue a certificate to each person who successfully completes the examination. The
2 certificate shall bear the signatures of the chairman and secretary of the Board.

3 ...

4 (e) ~~Qualified Code Enforcement Code~~ Official Exam Waiver. – The Board shall, without
5 requiring an examination, grant a certificate pursuant to this section to any person who, at the
6 time of application, possesses a Building Inspector standard ~~certificate~~ license issued by the
7 Board and who is in good standing. The Board may assess a fee for a certificate issued pursuant
8 to this subsection, to the extent authorized by subsection (d) of this section for an initial
9 certification.

10"

11 **SECTION 8.(o)** G.S. 143-151.23 reads as rewritten:

12 "**§ 143-151.23. Disasters and emergencies; temporary ~~certificates~~ licenses.**

13 (a) When a state of emergency, as defined in G.S. 166A-19.3, has been declared by the
14 Governor due to a natural disaster such as a hurricane, tornado, or flood, or due to a pending
15 disaster, the Board may issue temporary standard or limited ~~certificates~~ licenses to retired
16 qualified ~~Code enforcement Code~~ officials to conduct Code ~~enforcement compliance inspections~~
17 or review in the emergency area, as defined in G.S. 166A-19.3, for the duration of the state of
18 emergency.

19 (b) A temporary standard or limited ~~certificate~~ license issued under this section shall
20 expire at the termination of the state of emergency or 12 months, whichever is earlier. If after 12
21 months the state of emergency has not expired, the Board may renew the temporary standard or
22 limited ~~certificate~~ license.

23 (c) A qualified ~~Code enforcement Code~~ official who has been on inactive status and is
24 issued a temporary standard or limited ~~certificate~~ license under this section shall not be subject
25 to the continuing education requirements established pursuant to G.S. 143-151.13A, unless the
26 individual has been inactive or retired over two years and not continuously employed by a city
27 or county inspection department."

28 **SECTION 8.(p)** Transition from Certificates to Licenses. – The following provisions
29 shall govern the transition from certificates previously issued by the Code Officials Qualification
30 Board to licenses under this section:

31 (1) Automatic conversion. – All individuals holding valid probationary, standard,
32 or limited Code-official certificates issued by the Board as of the effective
33 date of this section shall automatically be deemed to hold the equivalent
34 licenses issued under Article 9C of Chapter 143 of the General Statutes, as
35 amended by this section, without further examination, application, fees, or
36 additional qualification requirements. These licenses shall authorize holders
37 to engage in Code-enforcement or Code compliance inspection or review
38 activities to the same extent and under the same conditions as the certificates
39 previously held.

40 (2) Pending applications. – An application for certification submitted prior to the
41 effective date of this section, which remains pending on that date, shall be
42 processed as an application for licensure. Such application shall not require
43 resubmission or additional qualifications solely due to the change in
44 designation from certificate to license provided by this section. A license
45 issued pursuant to this subdivision shall be approved under the same
46 conditions and standards that applied to certification immediately prior to the
47 effective date of this section.

48 (3) Renewal of licenses. – Upon expiration of any certificate converted into a
49 license under subdivision (1) of this subsection, the Board shall permit
50 individuals to renew their credential under the standards applicable to a license

in accordance with the renewal provisions of G.S. 143-151.16, as amended by subsection (h) of this section.

SECTION 8.(q) Effective Date. – This section becomes effective October 1, 2025.

PART IX. CLARIFY ELECTRICAL CODE REQUIREMENTS FOR ENERGIZING BUILDINGS

SECTION 9. G.S. 143-143.2(a) reads as rewritten:

"(a) The electric wiring of houses or buildings for lighting or for other purposes shall conform to the requirements of the North Carolina ~~State Building Code~~ Electrical Code and other applicable State and local laws."

PART X. EXTEND EXEMPTION FROM DEPARTMENT OF ADMINISTRATION OWNERSHIP OF PASSENGER MOTOR VEHICLES USED PRIMARILY FOR LAW-ENFORCEMENT, FIRE, OR EMERGENCY PURPOSES TO THE OFFICE OF THE STATE FIRE MARSHAL

SECTION 10. G.S. 143-341 reads as rewritten:

"§ 143-341. Powers and duties of Department.

The Department of Administration has the following powers and duties:

...
(8) General Services:

...
i. To establish and operate a central motor fleet and such subsidiary related facilities as the Secretary may deem necessary, and to that end:

...
3. To require on a schedule determined by the Department all State agencies to transfer ownership, custody or control of any or all passenger motor vehicles within the ownership, custody or control of that agency to the Department, except those motor ~~vehicles-vehicles:~~ (i) under the ownership, custody or control of the Highway Patrol, the State Bureau of Investigation, the State Capitol Police, the Alcohol Law Enforcement Division of the Department of Public Safety, the Samarcand Training Academy, or the constituent institutions of The University of North Carolina which are used primarily for law-enforcement purposes-purposes or (ii) under the ownership, custody or control of the Office of the State Fire Marshal which are used primarily for law-enforcement, fire, or emergency purposes.

...."

PART XI. ENHANCE AUTHORITY OF THE STATE FIRE MARSHAL OVER LOCAL INSPECTIONS, FEES, RECORDS, AND EMERGENCY ELECTRICAL INSPECTIONS

SECTION 11.(a) G.S. 58-78A-15 reads as rewritten:

"§ 58-78A-15. State Fire Marshal to supervise local inspectors.

(a) The State Fire Marshal shall exercise general supervision over local investigators of fires and fire prevention inspectors. Whenever the State Fire Marshal has reason to believe that the local inspectors are not doing their duty, the State Fire Marshal or the State Fire Marshal's deputy shall make special trips of inspection and take proper steps to have all the provisions of the law relative to the investigation of fires and the prevention of fire waste enforced.

(b) The State Fire Marshal shall exercise general supervision over local inspection departments, including departments that issue permits for work subject to the North Carolina State Building Code. If the State Fire Marshal determines that a local inspection department has

1 failed to provide inspection services, ceased providing inspection services, or is otherwise failing
2 to adequately fulfill its duties under this Chapter or Chapter 160D of the General Statutes, the
3 State Fire Marshal shall initiate appropriate corrective actions as provided by G.S. 160D-1102(b).
4 Such actions may include arranging alternate inspection services, suspending the local inspection
5 department's authority, and assigning inspection duties to another jurisdiction or directly to the
6 State. A local government whose inspection authority has been suspended under this subsection
7 may resume providing inspection services only in accordance with the requirements set forth in
8 G.S. 160D-1102(b). Nothing in this Chapter shall prohibit the State Fire Marshal or the State
9 from directly performing inspection duties for any jurisdiction whose inspection department has
10 been suspended.

11 (c) During any declared state of emergency or disaster, including a state emergency
12 declared pursuant to G.S. 166A-19.20 or G.S. 166A-19.22 or a federal emergency or major
13 disaster declared pursuant to the Stafford Act (P.L. 93-288), the State Fire Marshal shall have
14 authority to decree alternative methods for achieving compliance with the North Carolina State
15 Building Code and to evaluate and approve any system regulated by the North Carolina State
16 Building Code in the State by any means necessary. During emergencies and disasters, the State
17 Fire Marshal shall have the authority to allow persons licensed as an electrical contractor, as
18 defined in Article 4 of Chapter 87 of the General Statutes, to evaluate and approve systems
19 regulated by the North Carolina Electrical Code and appropriate for such license directly affected
20 by such events."

21 **SECTION 11.(b)** G.S. 160D-402(d) reads as rewritten:

22 "(d) Financial Support. – The local government may appropriate for the support of the
23 staff any funds that it deems necessary. It shall have power to fix reasonable fees for support,
24 administration, and implementation of programs authorized by this Chapter. All fees collected
25 by a building inspection department for the administration and enforcement of provisions set
26 forth in Article 11 of this Chapter shall be used to support the administration and operations of
27 the building inspection department and for no other purposes. When an inspection, for which the
28 permit holder has paid a fee to the local government, is performed by a marketplace pool
29 Code-enforcement official upon request of the State Fire Marshal under G.S. 143-151.12(9)a.,
30 the local government shall promptly return to the permit holder the fee collected by the local
31 government for such inspection. Whenever an inspections department has been suspended under
32 G.S. 58-78A-15(b), the local government shall remit all building permit, inspection, and
33 reinspection fees collected by the local government for inspections to be conducted during the
34 suspension period to the jurisdiction assigned to perform the inspections. This subsection applies
35 to the following types of inspection: plumbing, electrical systems, general building restrictions
36 and regulations, heating and air-conditioning, and the general construction of buildings."

37 **SECTION 11.(c)** G.S. 160D-1126 reads as rewritten:

38 **"§ 160D-1126. Records and reports.**

39 The inspection department shall keep complete and accurate records as prescribed by the
40 Engineering Division of the Office of the State Fire Marshal in convenient form of all
41 applications received, permits issued, inspections and reinspections made, defects found,
42 certificates of compliance or occupancy granted, and all other work and activities of the
43 department. These records shall be kept in the manner and for the periods prescribed by the
44 Department of Natural and Cultural Resources. Periodic reports shall be submitted to the
45 governing board and to the State Fire Marshal as prescribed by the Engineering Division of the
46 Office of the State Fire Marshal and they shall by ordinance, rule, or other regulation require.

47 Any inspection department that fails to comply with this section shall be subject to suspension
48 as described in G.S. 58-78A-15(b)."

49 **SECTION 11.(d)** Effective Date. – This section becomes effective July 1, 2026.

50
51 **PART XII. RULEMAKING, SEVERABILITY CLAUSE, AND EFFECTIVE DATE**

1 **SECTION 12.(a)** Rulemaking Authority. – The Office of the State Fire Marshal, the
2 State Fire and Rescue Commission, the North Carolina Home Inspector Licensure Board, and
3 the North Carolina Code Officials Qualification Board shall adopt rules to implement the
4 provisions of this act.

5 **SECTION 12.(b)** Severability. – If any provision of this act or the application thereof
6 to any person or circumstances is held invalid, such invalidity shall not affect other provisions or
7 applications of this act that can be given effect without the invalid provision or application and,
8 to this end, the provisions of this act are declared to be severable.

9 **SECTION 12.(c)** Effective Date. – Except as otherwise provided, this act is effective
10 when it becomes law.