

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2013

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SENATE BILL 108*

Short Title: Building Inspections/Local Consistency. (Public)

Sponsors: Senators Apodaca, Hunt, Ford (Primary Sponsors); Clark and Walters.

Referred to: Commerce.

February 20, 2013

A BILL TO BE ENTITLED

AN ACT TO REQUIRE APPROVAL FROM THE NORTH CAROLINA BUILDING CODE COUNCIL BEFORE A UNIT OF LOCAL GOVERNMENT MAY REQUIRE BUILDING INSPECTIONS IN ADDITION TO THOSE REQUIRED BY THE BUILDING CODE AND TO SPECIFY THE FREQUENCY AND EFFECTIVE DATES OF CODE UPDATES.

The General Assembly of North Carolina enacts:

SECTION 1.(a) G.S. 153A-360 reads as rewritten:

"§ 153A-360. Inspections of work in progress.

(a) As the work pursuant to a permit progresses, local inspectors shall make as many inspections of the work as may be necessary to satisfy them that it is being done according to the provisions of the applicable State and local laws and local ordinances and regulations and of the terms of the permit. In exercising this power, each member of the inspection department has a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action. If a permit has been obtained by an owner exempt from licensure under G.S. 87-1(b)(2), no inspection shall be conducted without the owner being personally present, unless the plans for the building were drawn and sealed by an architect licensed pursuant to Chapter 83A of the General Statutes.

(b) A county may not require regular, routine inspections of buildings or structures constructed pursuant to 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 timely 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."

SECTION 1.(b) G.S. 160A-420 reads as rewritten:

"§ 160A-420. Inspections of work in progress.

(a) As the work pursuant to a permit progresses, local inspectors shall make as many inspections thereof as may be necessary to satisfy them that the work is being done according to the provisions of any applicable State and local laws and of the terms of the permit. In exercising this power, members of the inspection department shall have a right to enter on any premises within the jurisdiction of the department at all reasonable hours for the purposes of inspection or other enforcement action, upon presentation of proper credentials. If a permit has been obtained by an owner exempt from licensure under G.S. 87-1(b)(2), no inspection shall be



1 conducted without the owner being personally present, unless the plans for the building were
2 drawn and sealed by an architect licensed pursuant to Chapter 83A of the General Statutes.

3 (b) A city may not require regular, routine inspections of buildings or structures
4 constructed pursuant to the North Carolina Residential Code for One- and Two-Family
5 Dwellings in addition to the specific inspections required by the North Carolina Building Code
6 without first obtaining approval from the North Carolina Building Code Council. The North
7 Carolina Building Code Council shall review all applications for additional inspections
8 requested by a city and shall, in a timely manner, approve or disapprove the additional
9 inspections. This subsection does not limit the authority of the city to require inspections upon
10 unforeseen or unique circumstances that require immediate action."

11 **SECTION 2.** G.S.143-138(d) reads as rewritten:

12 "(d) Amendments of the Code. – The Building Code Council may periodically revise
13 and amend the North Carolina State Building Code, either on its own motion or upon
14 application from any citizen, State agency, or political subdivision of the State. In addition to
15 the periodic revisions or amendments made by the Council, the Council shall revise the North
16 Carolina State Building Code: Residential Code for One- and Two-Family Dwellings,
17 including provisions applicable to One- and Two-Family dwellings from the NC Energy Code,
18 NC Electrical Code, NC Fuel Gas Code, NC Plumbing Code, and NC Mechanical Code only
19 every six years, to become effective the first day of January of the following year, with at least
20 six months between adoption and effective date. The first six year revision under this
21 subsection shall be adopted to become effective January 1, 2019, and every six years thereafter.
22 The Council shall revise the provisions of the North Carolina State Building Code applicable to
23 all buildings and structures other than those subject to the North Carolina State Building Code:
24 Residential Code for One- and Two-Family Dwellings at least every three years to become
25 effective the first day of January of the following year, with at least six months between
26 adoption and effective date. The first three year revision under this subsection shall be adopted
27 to become effective January 1, 2016, and every three years thereafter. In adopting any
28 amendment, the Council shall comply with the same procedural requirements and the same
29 standards set forth above for adoption of the Code. The Council shall publish in the North
30 Carolina Register and shall post on the Council's Web site North Carolina specific
31 commentaries providing explanatory material on Code provisions no later than the effective
32 date of the three or six year revisions described in this subsection. All Code interpretations
33 made by staff of the Department or the Council shall be published in the North Carolina
34 Register at least semi-annually and shall also be posted on the Council's Web site within two
35 business days of issuance."

36 **SECTION 3.** If any provision of this act or its application is held invalid, the
37 invalidity does not affect other provisions or applications of this act that can be given effect
38 without the invalid provisions or application, and to this end the provisions of this act are
39 severable.

40 **SECTION 4.** This act becomes effective July 1, 2013.