

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023

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SENATE BILL 745

Short Title: DOA/DOI Auth. Clar. for State-Owned Build. (Public)

Sponsors: Senator Sawyer (Primary Sponsor).

Referred to: Rules and Operations of the Senate

April 10, 2023

A BILL TO BE ENTITLED

AN ACT TO AMEND THE AUTHORITY OF THE DEPARTMENT OF INSURANCE AND
THE DEPARTMENT OF ADMINISTRATION TO INSPECT STATE-OWNED
BUILDINGS AND PROPERTIES AND TO REQUIRE FIRE PROTECTION
INSPECTIONS BY THE DEPARTMENT OF INSURANCE.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 58-31-13 reads as rewritten:

"§ 58-31-13. **Hazardous conditions in State-owned buildings.**

If the Commissioner determines that an undue hazard to life, safety, or property exists because of a ~~condition~~ defect, condition, or the use of a building owned by the State, the Commissioner shall provide notification of the defect or condition in writing to the proper agency and advise the proper agency how to limit or prohibit use of the building until the hazard is abated. If the Commissioner determines that an imminent undue hazard to life, safety, or property exists because of a defect, condition, or the use of a building owned by the State, the Commissioner may (i) restrain, correct, or abate the violation or (ii) prevent the occupancy or use of the building, structure, or land until the violation is corrected."

SECTION 2. G.S. 58-31-40 reads as rewritten:

"§ 58-31-40. **Commissioner to inspect State property.**

(a) The Commissioner shall, as often as is required in the fire code adopted by the North Carolina Building Code Council or more often if the Commissioner considers it necessary, visit, inspect, and thoroughly examine every State property to analyze and determine its protection from fire, including the property's occupants or contents. The Commissioner shall notify in writing the agency or official in charge of the ~~property~~ property, pursuant to the procedures under G.S. 143-139(e1), of any ~~defect~~ defect, condition, or change of use noted by the Commissioner or any improvement considered by the Commissioner to be necessary, and a copy of that notice shall be forwarded by the Commissioner to the Department of Administration. If the Commissioner determines that an imminent undue hazard to life, safety, or property exists because of a defect, condition, or the use of a building owned by the State, the Commissioner may (i) restrain, correct, or abate the violation or (ii) prevent the occupancy or use of the building, structure, or land until the violation is corrected.

...

(d) The Commissioner shall supervise and inspect all work done and materials used in the construction or renovation of all State buildings, including all community college buildings whose plans and specifications must be examined and approved under sub-sub-subdivision (3)a.2. of G.S. 143-341, that pertains to the electrical systems and fire protection features and components of the construction or renovation. The Commissioner shall act as the appropriate



1 official inspector or inspection department for the purposes of G.S. 143-143.2. No work subject
2 to this subsection may be accepted by the State or by any State agency until it has been approved
3 by the Commissioner."

4 **SECTION 3.** G.S. 143-139 reads as rewritten:

5 **"§ 143-139. Enforcement of Building Code.**

6 ...

7 (e) State Buildings. – With respect to State buildings, the Department of Administration
8 shall have general supervision, through the Office of State Construction, of the administration
9 and enforcement of all sections of the North Carolina State Building Code pertaining to
10 plumbing, electrical systems, general building restrictions and regulations, heating and air
11 conditioning, ~~fire protection~~, and the construction of buildings generally, except those sections
12 of the Code the enforcement of which is specifically allocated to other agencies by subsections
13 ~~(e)~~ and ~~(d)~~ (c), (d), and (e1) of this section, and shall also exercise all remedies as provided in
14 subsection (b1) of this section. The Department of Administration shall be the only agency with
15 the authority to seek remedies pursuant to this section with respect to State buildings. Except as
16 provided herein, nothing in this subsection shall be construed to abrogate the authority of the
17 Commissioner of Insurance under ~~G.S. 58-31-40~~ subsection (e1) of this section, G.S. 58-31-13,
18 G.S. 58-31-40, or any other provision of law. For the purposes of this subsection, "State
19 buildings" does not include buildings, facilities, or projects located on State lands that are (i)
20 privately owned or privately leased and (ii) located within the North Carolina Global TransPark.

21 (e1) Fire Protection and Electrical Systems of State Buildings and Properties. – The
22 Commissioner of Insurance shall have general authority to supervise, administer, and enforce all
23 sections of the North Carolina State Building Code pertaining to electrical and fire protection
24 features and components during the construction or renovation of State property generally, and
25 to inspect and approve construction pursuant to G.S. 58-31-40, except those sections of the Code
26 for which enforcement is specifically allocated to other agencies by subsection (c), (d), or (e) of
27 this section. All of the following procedures shall apply to State Buildings and Properties:

28 (1) The Commissioner of Insurance shall notify in writing the Department of
29 Administration of any defect or condition noted by the Commissioner or any
30 improvement considered by the Commissioner to be necessary to comply with
31 the sections of the North Carolina State Building Code pertaining to electrical
32 systems and fire protection.

33 (2) The Department of Administration, within 30 days of receipt of a notification
34 issued pursuant to subdivision (1) of this subsection, shall respond to the
35 Commissioner of Insurance to indicate that any defect or condition noted by
36 the Commissioner or any improvement considered by the Commissioner to be
37 necessary has been addressed or completed, or to indicate that the Department
38 of Administration intends to work with the Commissioner to formulate and
39 implement a plan to address the defect or condition. Upon a failure to respond
40 to the Commissioner of Insurance as required by this subdivision, the
41 Commissioner may institute any appropriate action pursuant to subdivision
42 (4) of this subsection.

43 (3) Notwithstanding subdivision (2) of this subsection, if the Commissioner of
44 Insurance determines the defect or condition noted pursuant to subdivision (1)
45 of this subsection results in an imminent undue hazard to life, safety, or
46 property because of a defect, condition, or the use of a building or property
47 owned by the State, the Commissioner may institute any appropriate action
48 pursuant to subdivision (4) of this subsection.

49 (4) The Commissioner of Insurance is authorized to exercise any of the following
50 remedies pursuant to this subsection: (i) prevent the unlawful maintenance,
51 erection, construction, reconstruction, or alteration of purpose, (ii) restrain,

correct, or abate the violation, or (iii) prevent the occupancy or use of the building, structure, or land until the violation is corrected.

(5) No agency or other person authorized or directed by law to select a plan and erect a building for use of the State shall allow the building to be occupied until it has received a Certificate of Occupancy issued by the Commissioner of Insurance. The Department of Administration shall provide records of all inspections and approvals required by the North Carolina State Building Code to the Commissioner. The Commissioner shall not issue a Certificate of Occupancy unless all required inspections have been completed and the work approved."

SECTION 4. G.S. 143-340 reads as rewritten:

"§ 143-340. Powers and duties of Secretary.

The Secretary of Administration has the following powers and duties:

...

(20) To use at all times such means as, in ~~his~~the Secretary's opinion, may be effective in protecting all public buildings and grounds from fire. For the purposes of this subdivision, the Secretary shall consult with and cooperate with the Commissioner of Insurance with regard to fire protection features and components, and electrical installation means for buildings and properties owned by the State.

...."

SECTION 5. G.S. 143-341 reads as rewritten:

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

The Department of Administration has the following powers and duties:

...

(3) Architecture and Engineering:

...

d. To supervise and inspect all work done and materials used in the construction or renovation of all State ~~buildings~~buildings, except as provided for in G.S. 143-139(e1), and all community college buildings whose plans and specifications must be examined and approved under a.2. of this subdivision; to act as the appropriate official inspector or inspection department for purposes of G.S. 143-143.2; and no such work may be accepted by the State or by any State agency until it has been approved by the ~~Department~~Department and the Commissioner of Insurance for the purposes of electrical and fire protection features and components for buildings and properties owned by the State pursuant to G.S. 143-139(e1).

...."

SECTION 6. G.S. 143-345.11(c) reads as rewritten:

"(c) Except as provided in subsection (a) of this section, nothing in this section shall be construed to abrogate the authority of the Commissioner of Insurance under ~~G.S. 58-31-40~~G.S. 58-31-13, 58-31-40, 143-139(e1), or any other provision of law."

SECTION 7. This act is effective when it becomes law.