

# House Select Committee on Implementation of Building Code Regulatory Reform

Presented by Mike Carpenter, Executive Vice  
President & General Counsel, and  
Robert Privott, Director of Codes & Construction,  
North Carolina Home Builders Association  
February 15, 2018



# HB 120 (SL 2013-118)

## Building Inspections

HB 120 (SL 2013-118) prevents local building code departments from requiring any inspections not authorized under the building code.

Which inspections are authorized under the state building code?



# NC BUILDING CODE

## 2012 NC Administrative Code

### Section 107 Inspections

#### SECTION 107 INSPECTIONS

**107.1 General.** The inspection department shall perform the following inspections:

1. Footing inspection;
2. Under slab inspection, as appropriate;
3. Foundation inspection,
4. Rough-in inspection;
5. Building framing *inspection*;
6. Insulation inspection;
7. Fire protection inspection (**not applicable to residential**); and
8. Final inspection.



# Q Board Memo

On 01/23/18, NCHBA appeared before the NC Code Officials Qualification Board ("Q Board") to request that it issue a notice to all its certificate holders (i.e., code enforcement officials) regarding the requirements of S.L. 2013-118. NCHBA is pleased to report that the Q Board voted unanimously to do so and the following memo was sent out on 02/01/18. We believe it has already produced a positive impact in compliance.



## North Carolina Code Officials Qualification Board

Staffed by the NC Department of Insurance

1202 Mail Service Center | Raleigh, NC 27699-1202 | tel: (919) 647-0000 fax: (919) 715-0067

### MEMORANDUM

TO: All Code Enforcement Officials

FROM: Bill Thunberg, Chairman **BT**  
NC Code Officials Qualification Board

DATE: February 1, 2018

During the January 23, 2018, quarterly NC Code Officials Qualification Board meeting, Tim Minton, Director of Government Affairs for the NC Home Builders Association addressed the Board regarding jurisdictions continuing the practice of requiring permit holders to submit to unauthorized inspections of structures regulated by the NC Residential Code for One- and Two-Family Dwellings. These unauthorized inspections are not among those permitted by Section 107 of the 2012 NC Administrative Code and Policies (NCACP). While the policy sets forth eight (8) inspections which are authorized, the "fire protection inspection" is not applicable to residential projects.

#### SECTION 107 INSPECTIONS

107.1 General. The inspection department shall perform the following inspections:

1. Existing inspection;
2. Under slab inspection, as appropriate;
3. Foundation inspection;
4. Rough-in inspection;
5. Building framing inspection;
6. Insulation inspection;
7. Fire protection inspection; and
8. Final inspection.

*Commentary: The code enforcement official makes these inspections during certain phases of construction and is not on site at all times when construction is in progress. The code official verifies code compliance and/or code defects visible and subject to discovery during the above listed inspections and spot checks numerous similar items.*

Nothing in any of Sections 107.1.1 through 107.1.8 requirements is intended to prevent partial inspections of the inspection types listed in Section 107.1 "General" as requested by the permit holder as allowed by the local inspection department. Cumulative partial inspections approved by the code official shall satisfy the same degree of readiness for inspection for viewing as described in Sections 107.1.1 through 107.1.8.

Not all items, such as, but not limited to, nailing of roof or other sheathing material, are always visible at framing inspection, but remain the responsibility of the permit holder to comply with the code.

Temporary electrical service poles may be inspected at any phase of construction as requested by the permit holder. Temporary utility (U) applications deemed safe by the AHE or as otherwise permitted by the code shall be allowed.

107.1.4 Rough-in inspection. Rough-in inspections shall be made when all building framing and parts of the electrical, plumbing, fire protection, or heating-ventilation or cooling system that will be hidden from view in the finished building have been placed, but before any wall, ceiling finish, or building insulation is installed.

*Commentary: Plumbing, mechanical, and electrical components installed underground should be considered as rough-in inspections and may be inspected at any point during construction prior to covering.*

107.1.5 Building framing inspection. Framing inspections shall be made after the roof (excluding permanent roof covering), wall ceiling, and floor framing is complete with appropriate blocking, bracing, and firestopping in place. The following items shall be in place and visible for inspection:

1. Pipes;
2. Chimneys and vents;
3. Flashing for roofs and chimneys;
4. Insulation baffles; and
5. All ladders that are required to be bolted to the framing for support shall not be covered by any exterior or interior wall or ceiling finish material before approval. Work may continue without approval for ladders supported on masonry or concrete.

*Commentary: Intent of this section is to identify a building's level of readiness and what can be visible at this stage of construction. This stage of construction is intended to reveal structural components. The permanent roof covering may or may not be installed prior to framing inspection.*

The following items should be in place and visible for inspection: pipes, chimneys and vents, flashing, and required exterior water-resistant barriers.

## Q Board Letter (p 2)

NCHBA applauds this action by the Q Board which occurred with the support of the NC Department of Insurance.

Page Two  
Bill Druske  
February 1, 2014

**House Bill 120** (Session Law 2013-118) was signed in law on June 19, 2013. This legislation restricts required inspections to those listed above. Additional inspections are not allowed without prior approval from the North Carolina Building Code Council.

The North Carolina Department of Insurance Engineering Division has recognized the concerns that Code Officials have and are working to address those accordingly. Recently, a formal interpretation was issued on November 28, 2017 from NCDOL, which is located here:

[http://www.ncdoi.com/OSFM/Engineering\\_and\\_Codes/Documents/Interpretations4/Formal%20interpretations/171128%20Number%20of%20Residential%20Inspections.pdf](http://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/Interpretations4/Formal%20interpretations/171128%20Number%20of%20Residential%20Inspections.pdf)

This formal interpretation states that a city or county [authority having jurisdiction] cannot add any additional inspections than those outlined in the NCACP without prior approval from the North Carolina Building Code Council (BCC). Additional inspections may be added through the normal rule making process to the ones listed in the NCACP upon approval from the BCC.

In the recent past, the NC Code Officials Qualification Board found basis against a Code Official for requiring a "Pre-Final" inspection. This additional inspection was not one of the eight listed.

This memorandum is to remind all Code Officials to **only perform the inspections** listed in the NCACP, unless the permit holder affirmatively requests a voluntary *"courtesy inspection"*. To be voluntary, a *"courtesy inspection"* request must arise from the permit holder and not be a suggestion arising from the jurisdiction.

If you and/or your department are unclear about this, please contact the Board's staff or the NC Department of Insurance, Engineering Division for clarification. The Board appreciates the diligence and knowledge each of you provide every day to ensure code compliance and public safety for the citizens of our State.

# NCHBA Sampling of Local Jurisdictions Which Are Requiring Inspections Prohibited by these Acts

## *Follow up*

JURISDICTION	ADDITIONAL INSPECTION	SOURCE
Durham (City-County)	<del>1. Open Floor Framing in conjunction with Foundation *</del> <del>2. Sheathing</del>	Verified by DOI Staff
Elizabeth City	1. Open Floor Framing as separate inspection. 2. Sheathing	Website
Fayetteville (City)	<del>Open Floor Framing as separate inspection</del> Amended to read: 3A. Open Floor Framing ( <u>optional but highly recommended</u> )	Website
Greenville (City)	<del>Nailing inspection (sheathing)</del>	Verified by builder
Sunset Beach	<del>1. Open Floor Framing</del> <del>2. Exterior Wall Sheathing</del>	Website



# NCHBA Sampling of Local Jurisdictions Which Are Requiring Inspections Prohibited by these Acts

## ***Follow up*** (continued)

Dare County	Pre-final ***	Website
Cumberland County	Open Floor Framing as separate inspection	Website
Franklin County	Open Floor Framing in conjunction with Foundation *	Website
Granville County	<ol style="list-style-type: none"><li>1. Open Floor Framing in conjunction with Foundation *</li><li>2. Flashing– roof and windows</li><li>3. Stone veneer inspection – interior fireplaces and Exterior wall covering</li></ol> <p>All information regarding inspections have been removed from this website; no information on what is being currently required.</p>	Verified by local builder
Harnett County	Open Floor Framing as separate inspection	Website

# NCHBA Sampling of Local Jurisdictions Which Are Requiring Inspections Prohibited by these Acts

## ***Follow up*** (continued)

Orange County	<ol style="list-style-type: none"><li>1. Footing projection</li><li>2. Waterproofing</li><li>3. Open Floor Framing**</li><li>4. Sheathing (Other than OSB or Plywood) T-ply or foam**</li><li>5. Presiding/Window flashing **</li></ol> <p>Orange County has communicated with our local HBA that it is "reassessing how we schedule and perform inspections."</p>	Website
Stanly County	<ol style="list-style-type: none"><li><del>1. Open Floor Framing</del></li><li><del>2. Sheathing</del></li></ol>	Verified by DOI Staff

\*Not permitted per Building Code Council Appeal Decision Quality Built vs. Town of Aberdeen April 16, 2015

\*\* Not permitted per DOI formal interpretation April 20, 2016

\*\*\*Not permitted per Qualification Board complaint investigation letter.




# Types of Building Code Interpretations

- Code interpretations made by local code officials in the field.
- Informal interpretations made by the NC DOI Office of State Fire Marshall Engineering Division staff by e-mail, letter or telephone (may be accepted by the local code enforcement official or party requesting the interpretation).
- Formal Interpretation of the code by the Chief Code Consultant for the Department of Insurance (shall be binding on all parties). Posted on the DOI website.
- Appeal Decisions and interpretations made by the NC Building Code Council

# **HB 120 (SL 2013-118)**

## **Building Code Interpretations**

**SL 2013-118** strengthened the administration of a true statewide building code by directing the Department of Insurance (DOI) to make DOI Engineering and Codes Section staff written and electronic code interpretations and all appeal decisions made by the Building Code Council available to the public by posting them on the Building Code Council's website and by publishing them in the NC Register at least semi-annually.



**SL 2015-145** (HB 255) further specified posting of interpretations be made within 10 business days of issuance

# **HB 255**

# **SL 2015-145**

## **Building Code Reg. Reform**

Became effective October 1, 2015.





# HB 255 (SL 2015-145)

## Building Code Interpretations

**G.S. § 143-151.8 Definitions** was amended by adding a new subsection to read: "(c) For purposes of this Article, "willful misconduct, gross negligence, or gross incompetence" in addition to the meaning of those terms under other provisions of the General Statutes or at common law, shall include any of the following:

**(5) To refuse to implement or adhere to an interpretation of the Building Code issued by the Building Code Council or the Department of Insurance.**

# **HB 252**

# **SL 2017-130**

## **Building Code Reg. Reform**

Became effective October 1, 2017.



# HB 252 (SL 2017-130)

## Building Code Interpretations

**G.S. §153A-352 and §160A-412 Duties and responsibilities** were amended by adding a new subsection to read:

"(f) Each inspection department shall implement a process for an informal internal review of inspection decisions made by the department's inspectors. This process shall include, at a minimum, the following:

- (1) Initial review by the supervisor of the inspector.
- (2) The provision in or with each permit issued by the department of (i) the name, phone number, and e-mail address of the supervisor of each inspector and (ii) a notice of availability of the informal internal review process.
- (3) Procedures the department shall follow when a permit holder or applicant requests an internal review of an inspector's decision. Nothing in this subsection shall limit or abrogate any rights available under Chapter 150B of the General Statutes to a permit holder or applicant."



# **HB 252 (SL 2017-130)**

## **Building Code Interpretations**

**G.S. §143-140** was rewritten to add:

**"§ 143-140. Hearings before enforcement agencies as to questions under Building Code.**

(b) If an interpretation under this section or under G.S. 143-141(b) changes after a building permit is issued, the permit applicant may choose which version of the interpretation will apply to the permit, unless such a choice would cause harm to life or property."

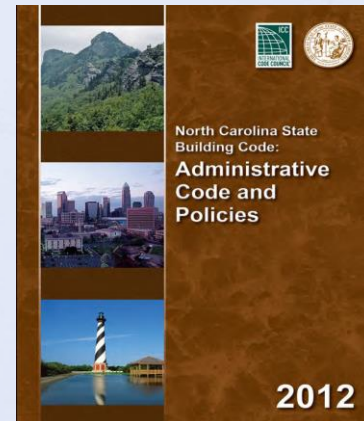


# SECTION 203

## NORTH CAROLINA DEPARTMENT OF INSURANCE

### 203.2.1 Interpretations.

**203.2.1.1 Informal interpretations.** The Engineering Division shall provide informal interpretations on code-related matters either by e-mail, letter or telephone. These informal interpretations may be accepted by the local code enforcement official or party requesting the interpretation. Either party may request a formal Interpretation of the code.



# NC Administrative Code and Policies Section

## 203.2.1 Interpretations. (continued)

**203.2.1.2 Formal interpretations.** Any person may request in writing a formal interpretation of the code. The request shall be addressed to the Chief Code Consultant for the Department of Insurance. The request shall be specific and shall reference the code sections in question. All formal interpretations shall be in writing. A formal interpretation shall be binding on all parties unless appealed to the Building Code Council as specified in Section 201.9.2. Formal interpretations determined to be of a general nature may be posted on the department web site.

(General Statute 143-140)



# NCDOI Office of State Fire Marshal Engineering Division Interpretations Online

[www.ncdoi.com](http://www.ncdoi.com)

NCDOI - Home Page

www.ncdoi.com

Apps Free Hotmail Google Home www.ncinsider MSN (2) FAVORITES

**North Carolina**  
DEPARTMENT OF INSURANCE  
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Learn more about:

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- [Office of State Fire Marshal](#)
- [Commissioner Causey](#)

Insurance Commissioner  
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Teen Drivers: HumiChime Captives EVE

# NCDOI Office of State Fire Marshal Engineering Division Interpretations Online (continued)

NCDOI OSFM | [ONLINE](#) [NEWSPAPERS](#) [RAP](#) [LICENSING BOARDS](#) [STATE OF NC](#)

**NORTH CAROLINA DEPARTMENT OF INSURANCE OSFM OFFICE OF STATE FIRE MARSHAL MIKE CAUSEY STATE FIRE MARSHAL**

SEARCH

HOME ABOUT US OSFM DIVISIONS DEPARTMENT OF INSURANCE CONTACT US EMPLOYMENT OSFM 24

**NOTICE**

We have moved to the Albemarle Building on 325 N. Salisbury Street, Raleigh, NC. Our mailing address will still be 1202 Mail Service Center, Raleigh, NC 27699-1202. Please call our main number for assistance - 919-647-0000.

**Engineering and Codes**

Choose the area that best identifies what you are looking for:

- ☒ State Building Codes
- ☒ Code Book Sales
- ☒ **Code Enforcement Resources**
- ☒ Code Education Resources
- ☒ Code Enforcement Officials (CEO) Certification Tools

**Boards and Councils**

- ☒ Building Code Council
- ☒ Code Officials Qualification Board
- ☒ Home Inspectors Licensure Board

**Engineering Newsletters**

- November 13, 2017 - DOI ENGINEERING NEWSLETTER
- September 28, 2017 - FIND US ON FACEBOOK
- August 1, 2017 - DOI ENGINEERING NEWSLETTER
- May 8, 2017 - DOI ENGINEERING NEWSLETTER
- November 17, 2016 - DOI ENGINEERING NEWSLETTER

**Contacts**

**RESOURCES**

- ☒ Staff Directory
- ☒ Code Book Sales
- ☒ Find a QBoard Education Course
- ☒ Find a Home Inspector
- ☒ Find a NC Code Enforcement Official
- ☒ Inspector Marketplace (sign up)
- ☒ Inspector Marketplace (CEO list)
- ☒ Engineering Newsletters
- ☒ COCO Newsletters
- ☒ Home Inspector Newsletters
- ☒ Accessibility Newsletters
- ☒ Online Code Enforcement Continuing Education

**GET EMAIL UPDATES**

- ☒ Get Engineering Email Updates
- ☒ Get Accessibility Email Updates
- ☒ Get Home Inspector Email Updates

**OUTSIDE RESOURCES**

- ☒ Gypsum Association
- ☒ International Code Council
- ☒ North Carolina Building Inspectors Association

# NCDOT Office of State Fire Marshal Engineering Division Interpretations Online (continued)

The screenshot shows a web browser window with the URL [www.ncdoi.com/OSFM/Engineering\\_and\\_Codes/Default.aspx?field1=Code\\_Enforcement\\_Resources\\_USER&user=Code\\_Enforcement\\_Resources](http://www.ncdoi.com/OSFM/Engineering_and_Codes/Default.aspx?field1=Code_Enforcement_Resources_USER&user=Code_Enforcement_Resources). The browser's address bar also shows the text "NCDOT OSFM | Engineering".

The website header features the NCDOT logo, the text "NORTH CAROLINA DEPARTMENT OF INSURANCE OSFM OFFICE OF STATE FIRE MARSHAL", and the name "MIKE CAUSEY STATE FIRE MARSHAL". A search bar is located in the top right corner.

The main navigation menu includes links for HOME, ABOUT US, OSFM DIVISIONS, DEPARTMENT OF INSURANCE, CONTACT US, EMPLOYMENT, and OSFM 24. A sidebar on the left contains a list of links, with "CODE INTERPRETATIONS" highlighted by a red box. Other links in the sidebar include CODE ENFORCEMENT RESOURCES, THIRD PARTY TESTING AGENCIES, LIEN AGENT INFORMATION, DESIGN TOOLS, ENERGY CONSERVATION CODE RESOURCES, FIRE PREVENTION UPDATE, ACCESSIBILITY UPDATE, PRIVATE PLAN REVIEW, INSPECTION FORMS, TEMPORARY RULES, and COCO NEWSLETTERS.

The main content area features a "NOTICE" section with the text: "We have moved to the Albemarle Building on 325 N. Salisbury Street, Raleigh, NC. Our mailing address will still be 1202 Mail Service Center, Raleigh, NC 27699-1202. Please call our main number for assistance - 919-647-0000." Below this is a section titled "Engineering and Codes" with the sub-header "ENGINEERING AND CODES » CODE ENFORCEMENT RESOURCES". The section is titled "Code Enforcement Resources" and includes the text: "Welcome to the Code Enforcement Resources section of the Engineering and Codes Division. Use the menu on the left side of this page to find what you need or [choose another category](#)". A "RESOURCES" box on the right lists three items: "Pyrotechnic License Information", "Crowd Manager Training", and "Online Code Enforcement Continuing Education".

At the bottom of the page, there is a link for "Privacy Policy - Site Map".



# NCDOT Office of State Fire Marshal Engineering Division Interpretations Online (continued)

NCDOT OSFM | Engineering

www.ncdot.com/OSFM/Engineering\_and\_Codes/Default.aspx?field1=Code\_Interpretations&user=Code\_Enforcement\_Resources

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CODE ENFORCEMENT RESOURCES  
CONTACTS  
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LIEN AGENT INFORMATION  
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FIRE PREVENTION UPDATE  
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PRIVATE PLAN REVIEW  
INSPECTION FORMS  
TEMPORARY RULES  
COCO NEWSLETTERS

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**Engineering and Codes**

ENGINEERING AND CODES » CODE ENFORCEMENT RESOURCES

**Code Enforcement Resources**

Code Interpretations

**RESOURCES**

- ☒ Pyrotechnic License Information
- ☒ Crowd Manager Training
- ☒ Online Code Enforcement Continuing Education

TO SEARCH INTERPRETATIONS ENTER TEXT BELOW THEN CLICK THE APPROPRIATE COLUMN'S SEARCH BUTTON BELOW

Search:

	Search All	Search	Search	Search	Search
Accessibility		2002	2004	See Building Interpretations	
Administrative		2002	2006	2009	2012
Building		2002	2006	2009	2012
Electrical		2002	2005	2008	2014
Energy Conservation		2002	2006	2009	2012
Existing Buildings		1999	1999		2015
Fire Prevention		2002	2006	2009	2012
Fuel Gas		2002	2006	2009	2012
Mechanical		2002	2006	2009	2012
Plumbing		2002	2006	2009	2012
Rehabilitation		2006	2006	2009	
Residential		2002	2006	2009	2012

**SPECIFIC ACTIONS**

Formal Interpretations				All
Guidance Papers				All
Appeals				All

Privacy Policy Site Map

# NCDOI Office of State Fire Marshal Engineering Division Interpretations Online (continued)

The screenshot displays the NCDOI OSFM Engineering and Codes website. The browser address bar shows the URL: [www.ncdoi.com/OSFM/Engineering\\_and\\_Codes/Default.aspx?field1=Code\\_Interpretations&user=Code\\_Enforcement\\_Resources&field2=Interpretations4/2012%20Residential](http://www.ncdoi.com/OSFM/Engineering_and_Codes/Default.aspx?field1=Code_Interpretations&user=Code_Enforcement_Resources&field2=Interpretations4/2012%20Residential). The website header includes the NCDOI OSFM logo, the name of the State Fire Marshal, Mike Causey, and a navigation menu with links to HOME, ABOUT US, OSFM DIVISIONS, DEPARTMENT OF INSURANCE, CONTACT US, EMPLOYMENT, and OSFM 24. A search bar is located in the top right corner. The main content area is divided into three columns. The left column contains a sidebar with links to various resources, including CODE ENFORCEMENT RESOURCES, CONTACTS, CODE INTERPRETATIONS, THIRD PARTY TESTING AGENCIES, LIEN AGENT INFORMATION, DESIGN TOOLS, ENERGY CONSERVATION CODE RESOURCES, FIRE PREVENTION UPDATE, ACCESSIBILITY UPDATE, PRIVATE PLAN REVIEW, INSPECTION FORMS, TEMPORARY RULES, and COCO NEWSLETTERS. The middle column features a NOTICE section with a red border, stating that the office has moved to the Albemarle Building on 325 N. Salisbury Street, Raleigh, NC. Below the notice is the Engineering and Codes section, which includes a link to ENGINEERING AND CODES >> CODE ENFORCEMENT RESOURCES, a section for Code Enforcement Resources, a section for Code Interpretations with a Search Again button, and a list of 2012 Residential Code Enforcement Resources. The right column contains a RESOURCES section with links to Pyrotechnic License Information, Crowd Manager Training, and Online Code Enforcement Continuing Education. The footer of the website displays the URL: [www.ncdoi.com/OSFM/Engineering\\_and\\_Codes/Default.aspx?field1=Code\\_Education\\_-\\_Online\\_CE\\_Courses&user=Code\\_Education\\_Resources](http://www.ncdoi.com/OSFM/Engineering_and_Codes/Default.aspx?field1=Code_Education_-_Online_CE_Courses&user=Code_Education_Resources).

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**Engineering and Codes**

**ENGINEERING AND CODES >> CODE ENFORCEMENT RESOURCES**

**Code Enforcement Resources**

**Code Interpretations**

Search Again

**2012 Residential**

- 0101.2 - Automobile Bridge Code Applicability.pdf
- 0101.2 - Bed and Breakfast Dwelling.pdf
- 0101.2 - Condominium and Applicable Codes.pdf
- 0101.2 - Migrant Housing Facilities.pdf
- 0101.2 - Outdoor Fire Pits.pdf
- 0101.2 - Outdoor Fireplaces.pdf
- 0101.2 - Permit Requirements for Piers Docks Bulkheads on Residential Property.pdf
- 0101.2 Bed and Breakfast Dwelling.pdf
- 0202 - Definition of Bedroom.pdf
- 0202 - Mean Roof Height Calculation.pdf
- 0301 - Cob Construction.pdf
- 0301.1 and Appendix M - Boathouses Accessory to Single-Family Dwellings.pdf
- 0301.2 - Seismic Design Categories.pdf
- 01.2 - Use of DASMA Technical Data Sheet 155h for Determining DP Ratings for

**RESOURCES**

- ☒ Pyrotechnic License Information
- ☒ Crowd Manager Training
- ☒ Online Code Enforcement Continuing Education

# Local Code Interpretation Inconsistencies

**FROM BUILDER:** We are experiencing difficulties with the Mecklenburg County Inspections group over the location of Duke's power meters to our town homes in Charlotte.

Duke designed our 6 communities for gang meters on the end of our buildings and Mecklenburg allowed this on our first town home building we built, sold and have occupied in the middle of 2016.

Unfortunately now we understand this is in violation of their interpretation of the NEC and have had to retrofit our second building to meet their requirements.

We are meeting with Patrick Granson and Duke tomorrow to try to understand the County's interpretation and attempt to figure out how to have Duke re-engineer our power layouts to accommodate this requirement.

It is significant as we have 6 communities underway and all 6 are designed with gang meters.

Meck. Co. is also demanding we **go back and retrofit our existing building and put individual meters on the occupied building.**

Certainly a mess.



# Local Building Code Interpretation Inconsistencies

## FROM BUILDER:

Anchor bolt placement - the code requires anchor bolts every 6' and 12" from every corner with a minimum of 2 bolts per plate. Some inspectors are still requiring a bolt within 12" of where two sill plates meet in a long run.

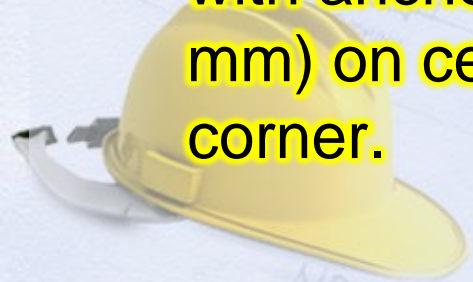


(Email from Builder member)

# 2012 NC Residential Code

**R403.1.6 Foundation anchorage.** When braced wall panels are supported directly on continuous foundations, the wall wood sill plate or cold-formed steel bottom track shall be anchored to the foundation in accordance with this section.

The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center and not more than 12 inches from the corner.



# Local Building Code Interpretation Inconsistencies

## FROM CODE OFFICIAL:

I told John that as part of our inspections we need to verify that 5/8" type "x" sheetrock is applied to the ceiling of the garage when there is living space above. I offered to stop by when the drywall was being hung to verify that fact. In lieu of that, and since paint is not part of code, I will inspect the labelling at final inspection. **Please make sure that the manufacturer's labeling of 5/8" type x is clearly visible at final inspection and not painted or "mudded" over.**

Thank you in advance.



**TABLE R302.6  
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attics	Not less than $\frac{1}{2}$ -inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage <sup>a</sup>	Not less than $\frac{5}{8}$ -inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than $\frac{1}{2}$ -inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than $\frac{1}{2}$ -inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. For dwelling units constructed prior to the 2012 code edition effective date (January 1, 2012),  $\frac{1}{2}$ -inch or greater existing gypsum on the bottom side of the garage ceiling shall be acceptable. Joints shall be taped.

# Local Building Code Interpretation Inconsistencies

*From NCDOL Interpretation :*

**Answer:** For dwelling units constructed prior to the 2012 code edition effective date (January 1, 2012), ½" or greater existing gypsum on the bottom side of the garage ceiling shall be acceptable. **Joints shall be taped.**



# Local Code Interpretation Inconsistencies

**FROM BUILDER:** I have a quick question for you. Does the NC Electrical code require that kitchen appliances be installed for final inspection ( microwave, dishwasher, oven and range (all plug in appliances that are trimmed out). Many times builders do not want to install the appliances in an unsold spec home?

**NC DOI Interpretation:** There is no such requirement by the electrical code to install the appliances and a CC on the electrical final should not be withheld. The stove or “permanent provisions for cooking” may be a building code requirement in order to obtain a CO for a dwelling or possibly a CC on the building final.



# Local Building Code Interpretation Inconsistencies

## FROM BUILDER:

I am reminded of one issue in Ashe County where I had an inspector ask me, "if I can see a code violation from the car why should I bother doing the inspection". They have been known there to stop an inspection if they find multiple code violations and force the builder to fix "round 1" and reschedule for another inspection. I have not personally had that issue but others have shared that with me. In this case I got "that inspector" and he was wanting to be an %#\$@\*.

I talked him out of the car and as it turned out he only found that one violation.

(Email from Builder member)

**Partial Inspections** – Some jurisdictions throughout the state choose an arbitrary number of code violations to establish a threshold of code violations for which they consider a project “not ready” for inspection (i.e. 8-15 violations). When that number of violations are noted during the inspection, it is stopped, the violations are noted, and the permit holder calls for a reinspection once these items are corrected. The reinspection generally generates another list of code violations and reinspection fees. With this type of system, it is no uncommon for a rough in framing inspection take as long as three weeks

Building framing includes inspection all aspects of framing to include: floor framing, walls, headers, stud columns, ceiling joists, rafters or trusses, point loads from roof to foundation, nailing patterns in headers, joist hangars, etc.

**G.S. §153A-352 and § 160A-412 Duties and responsibilities.** were amended by adding a new subsection to read:

(b)..... In performing the specific inspections required by the North Carolina Building Code, the inspector shall conduct all inspections requested by the permit holder for each scheduled inspection visit.

# Local Code Interpretation

## Inconsistencies

### 10.8 Temporary Power

**10.8.1 Scope.** The provisions of this section apply to the utilization of portions of the wiring system within a building to facilitate construction.

**10.8.2 Provisions for Temporary Power.** The Code enforcement official **shall** give permission and issue a permit to energize the electrical service when the provisions of 10.8 and the following requirements have been met:

- 1) The service wiring and equipment, including the meter socket enclosure, shall be installed, the service wiring terminated, and the service equipment covers installed.
- 2) The portions of the electrical system that are to be energized shall be complete and physically protected.
- 3) The grounding electrode system shall be complete.
- 4) The grounding and the grounded conductors shall be terminated in the service equipment.
- 5) At least one receptacle outlet with ground fault circuit interrupter protection for personnel shall be installed with the circuit wiring terminated.
- 6) The applicable requirements of the North Carolina Electrical Code apply.

**10.8.3 Uses Prohibited.** In no case shall any portion of the permanent wiring be energized until the portions have been inspected and approved by an electrical Code Enforcement Official. Failure to comply with this section may result in disconnection of power or revocation of permit.

**10.8.4 Application for Temporary Power.** Application for temporary power shall be made by and in the name of the applicant. The application shall explicitly state the portions of the energized electrical system, mechanical system, or plumbing system for which application is made, its intended use and duration.



Thank you for your attention.  
Questions?

