

RECENT BUILDING CODE LEGISLATIVE REFORMS

SL 2013-118: HB 120, Building Codes: Local Consistency/Exempt Cable

SL 2015-145: HB 255, Building Code Regulatory Reform

SL 2017-130: HB 252, Building Code Regulatory Reform

SL 2013-118: HB 120, Building Codes: Local Consistency/Exempt Cable

- Via restriction on *adoption* of local ordinances, limits counties and cities to regular, routine inspection of One and Two family dwellings to those required by the State Building Code, unless the inspection is for one of the following:
 1. Hazardous or unlawful conditions
 2. Unforeseen circumstances requiring immediate action
 3. State Building Code Council approves

- Requires revision of *N.C. Residential Code for One and Two Family Dwellings* every 6 years, with the first revision to become effective January 1, 2019.

- Became effective July 1, 2013.

SL 2015-145: HB 255, Building Code Regulatory Reform

- Exempts from local building inspections by the county or city building inspector any building design component designed by a licensed architect or engineer provided it's **(i)** under seal; **(ii)** field inspected by that architect or engineer; and **(iii)** compliance with the *N.C. State Building Code* or the *N.C. Residential Code for One-and-Two-Family Dwellings* is certified in writing.
- Requires local building inspectors to conduct all inspections requested by permit holder during scheduled visits and to notify of incomplete or noncompliant work.
- Clarified the definition of misconduct by local building inspectors.
- Created two committees under the State Building Code Council: (i) Residential Code for One and Two Family Dwellings Committee; and (ii) Building Code Committee.
- Limited the use of inspection fees to the administration of the inspection department.
- Became effective October 1, 2015.

SL 2017-130: HB 252, Building Code Regulatory Reform

- Via restriction on *enforcement* of local ordinances, limits counties and cities to regular, routine inspection of One and Two family dwellings to those required by the State Building Code, unless the inspection is for one of the following:
 1. Hazardous or unlawful conditions.
 2. Unforeseen circumstances requiring immediate action.
 3. State Building Code Council approves.
- Expands the architect/engineer inspection exemption, enacted in 2015 (HB 255):
 - Allows field inspections of exempted design components by persons under the supervisory control of the licensed architect or engineer.
 - Exempts need for further certification of building design components already certified as Code compliant by the manufacturer's architect or engineer.
- Requires local building inspection departments to establish a local informal review process.
- Allows the permit applicant to choose which code interpretation to use when the Building Code Council interpretation changes after a permit is issued.
- Became effective October 1, 2017.