



HB 675 (2019 Building Code Regulatory Reform)

Primary Sponsors: Brody, Riddell, Hardister and Richardson

North Carolina Home Builders Association Supports House Bill 675!

An Act To Make Various Changes And Clarifications To The Statutes Governing The Creation And Enforcement of Building Codes

KEY PROVISIONS OF BILL:

- **Section 1** requires the North Carolina Building Code Council to create an inspection form to be used by engineers and architects and clarifies that they can inspect foundations and underslabs.
- **Section 2** adds a new level of inspector, residential changeout inspector, to assist with minor inspections.
- **Section 3** prohibits local governments from requiring developers/builders to bury existing power lines or bury relocated power lines that are located outside the subdivision. It also prohibits local governments from setting minimum square footage requirements for residential structures. This section becomes law effective immediately.
- **Section 4** requires the North Carolina Building Code Council to conduct a cost/benefit analysis for all proposed changes to the North Carolina Energy Conservation Code since January 1, 2018. It also creates an exclusion from the NC Building Code for temporary motion picture, television or theatre stage sets and requires them to be inspected by the local fire department inspector.
- **Section 5** requires that a local government can issue a temporary certificate of occupancy if the requirements of the NC Building Code are met.
- **Section 6** clarifies that it is illegal for someone to falsely claim to be a North Carolina licensed general contractor or suggests in connection with any business activities regulated by the North Carolina General Contractors Licensing Board.
- **Section 7** requires if that a local government chooses to have plan review that the initial review for residential building plans must be performed within fifteen business days after submission. It also clarifies that a local government cannot require residential building plans to be sealed by an engineer or architect unless required under the NC State Building Code.
- **Section 8** allows a private property owner to select a testable backflow preventer for irrigation systems if it is in compliance with the North Carolina Plumbing Code.
- **Section 9** extends the time period for reporting fifteen or more framing violations to the North Carolina Department of Insurance to October 1, 2021.
- **Section 10** instructs the North Carolina Department of Insurance to create an interpretation on the requirements for residential plan review.
- **Section 11** requires the North Carolina Building Code Council to study options to dispose of dirt, sand, gravel, rock, concrete or other nonhazardous material at the site of construction including porch fill to decrease the volume to solid waste disposal facilities.
- **Section 12** provides that this act becomes law effective October 1, 2019 unless otherwise provided.