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Committee Substitute Favorable 3/31/15
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Short Title: Building Code Reg. Reform.

(Public)

Sponsors:

Referred to:

March 18, 2015

A BILL TO BE ENTITLED

AN ACT TO REFORM BUILDING CODE ENFORCEMENT TO PROMOTE ECONOMIC GROWTH BY CONFORMING WORK IN PROGRESS INSPECTION AUTHORITY TO RECENTLY ENACTED INSPECTION LIMITATIONS, BY REQUIRING THE BUILDING CODE COUNCIL TO STUDY THE ALTERNATE METHODS APPROVAL PROCESS, BY CLARIFYING THE DEFINITION OF OFFICIAL MISCONDUCT FOR CODE OFFICIALS, BY RAISING THE THRESHOLD FOR REQUIREMENT OF A BUILDING PERMIT, BY CREATING THE BUILDING CODE COUNCIL RESIDENTIAL CODE COMMITTEE AND THE BUILDING CODE COMMITTEE, BY REQUIRING INTERNET POSTING OF CERTAIN COUNCIL DECISIONS AND INTERPRETATIONS, BY CLARIFYING THAT INSPECTION FEES COLLECTED BY CITIES AND COUNTIES MAY ONLY BE USED TO SUPPORT THE INSPECTION DEPARTMENT, AND BY REQUIRING THAT INSPECTIONS BE PERFORMED IN FULL AND IN A TIMELY MANNER AND INSPECTION REPORTS TO INCLUDE ALL ITEMS FAILING TO MEET CODE REQUIREMENTS.

The General Assembly of North Carolina enacts:

PART I. COMPLIANCE WITH BUILDING CODE INSPECTION REQUIREMENTS

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

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

As-Subject to the limitation imposed by G.S. 153A-352(b), 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."

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

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

As-Subject to the limitation imposed by G.S. 160A-412(b), as the work pursuant to a permit progresses, local inspectors shall make as many inspections thereof as may be necessary to



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1 satisfy them that the work is being done according to the provisions of any applicable State and
2 local laws and of the terms of the permit. In exercising this power, members of the inspection
3 department shall have a right to enter on any premises within the jurisdiction of the department
4 at all reasonable hours for the purposes of inspection or other enforcement action, upon
5 presentation of proper credentials. If a permit has been obtained by an owner exempt from
6 licensure under G.S. 87-1(b)(2), no inspection shall be conducted without the owner being
7 personally present, unless the plans for the building were drawn and sealed by an architect
8 licensed pursuant to Chapter 83A of the General Statutes."
9

10 **PART II. STUDY ALTERNATIVE APPROVAL METHODS**

11 **SECTION 2.** The North Carolina Building Code Council shall study procedures
12 and policies for the approval of alternative materials, designs, or methods. The study shall
13 include review of the following elements:

- 14 (1) The alternate methods application process, including requirements for initial
15 application submittal, supporting information, and site-specific or
16 project-specific application submittals.
- 17 (2) Time lines for the application process, including application submittal,
18 Council review, and final approval or denial of applications, including the
19 feasibility of a requirement that final determinations be rendered on a
20 completed application within 30 days of the date an application is
21 determined to be complete.
- 22 (3) Procedures for appeal of applications denied by the Council.

23 In conducting the study, the Council may utilize support services provided by staff
24 from the Engineering Division of the Department of Insurance. The Council shall report its
25 findings and recommendations, including any proposed legislative changes, to the 2016
26 Regular Session of the 2015 General Assembly when it convenes.
27

28 **PART III. CLARIFY OFFICIAL MISCONDUCT FOR CODE OFFICIALS**

29 **SECTION 3.(a)** G.S. 143-151.8 is amended by adding a new subsection to read:

30 "(c) For purposes of this Article, "willful misconduct, gross negligence, or gross
31 incompetence" in addition to the meaning of those terms under other provisions of the General
32 Statutes or at common law, shall include any of the following:

- 33 (1) The enforcement of a Code requirement applicable to a certain area or set of
34 circumstances in other areas or circumstances not specified in the
35 requirement.
- 36 (2) For an alternative design or construction method that has been appealed
37 under G.S. 143-140.1 and found by the Department of Insurance to comply
38 with the Code, to refuse to accept the decision by the Department to allow
39 that alternative design or construction method under the conditions or
40 circumstances set forth in the Department's decision for that appeal.
- 41 (3) For an alternative construction method currently included in the Building
42 Code, to refuse to allow the alternative method under the conditions or
43 circumstances set forth in the Code for that alternative method.
- 44 (4) The enforcement of a requirement that is more stringent than or otherwise
45 exceeds the Code requirement.
- 46 (5) To refuse to implement or adhere to an interpretation of the Building Code
47 issued by the Building Code Council or the Department of Insurance.
- 48 (6) The habitual failure to provide requested inspections in a timely manner."

49 **SECTION 3.(b)** The North Carolina Code Officials Qualification Board shall, no
50 later than October 1, 2015, notify all Code enforcement officials in the State of the clarification
51 to the grounds for disciplinary action enacted by this act.

PART IV. RAISE THRESHOLD FOR BUILDING PERMIT REQUIREMENT**SECTION 4.1.** G.S. 143-138(b5) reads as rewritten:

"(b5) Exclusion for Certain Minor Activities in Residential and Farm Structures. – No building permit shall be required under the Code or any local variance thereof approved under subsection (e) for any construction, installation, repair, replacement, or alteration costing ~~five thousand dollars (\$5,000)~~ fifteen thousand dollars (\$15,000) or less in any single family residence or farm building unless the work involves: the addition, repair, or replacement of load bearing structures; the addition (excluding replacement of same capacity) or change in the design of plumbing; the addition, replacement or change in the design of heating, air conditioning, or electrical wiring, devices, fixtures (excluding repair or replacement of electrical lighting devices and fixtures of the same type), appliances (excluding replacement of water heaters, provided that the energy use rate or thermal input is not greater than that of the water heater which is being replaced, and there is no change in fuel, energy source, location, capacity, or routing or sizing of venting and piping), or equipment, the use of materials not permitted by the North Carolina Uniform Residential Building Code; or the addition (excluding replacement of like grade of fire resistance) of roofing. The exclusions from building permit requirements set forth in this paragraph for electrical lighting devices and fixtures and water heaters shall apply only to work performed on a one- or two-family dwelling. In addition, exclusions for electrical lighting devices and fixtures and electric water heaters shall apply only to work performed by a person licensed under G.S. 87-43 and exclusions for water heaters, generally, to work performed by a person licensed under G.S. 87-21."

SECTION 4.2.(a) G.S. 153A-357(a2) is recodified as G.S. 153A-357(a3).

SECTION 4.2.(b) G.S. 153A-357, as amended by subsection (a) of this section, reads as rewritten:

"§ 153A-357. Permits.

...

(a1) A permit shall be in writing and shall contain a provision that the work done shall comply with the State Building Code and all other applicable State and local laws and local ordinances and regulations. Nothing in this section shall require a county to review and approve residential building plans submitted to the county pursuant to Section R-110 of Volume VII of the North Carolina State Building Code; provided that the county may review and approve such residential building plans as it deems necessary. No permit may be issued unless the plans and specifications are identified by the name and address of the author thereof; and if the General Statutes of North Carolina require that plans for certain types of work be prepared only by a ~~registered-licensed~~ architect or ~~registered-licensed~~ engineer, no permit may be issued unless the plans and specifications bear the North Carolina seal of a ~~registered-licensed~~ architect or of a ~~registered-licensed~~ engineer. If a provision of the General Statutes of North Carolina or of any ordinance requires that work be done by a licensed specialty contractor of any kind, no permit for the work may be issued unless the work is to be performed by such a duly licensed contractor.

(a2) No permit issued under Articles 9 or 9C of G.S. Chapter 143 shall be required for any construction, installation, repair, replacement, or alteration costing ~~five thousand dollars (\$5,000)~~ fifteen thousand dollars (\$15,000) or less in any single-family residence or farm building unless the work involves: the addition, repair or replacement of load bearing structures; the addition (excluding replacement of same size and capacity) or change in the design of plumbing; the addition, replacement or change in the design of heating, air conditioning, or electrical wiring, devices, appliances, or equipment; the use of materials not permitted by the North Carolina Uniform Residential Building Code; or the addition (excluding replacement of like grade of fire resistance) of roofing. Violation of this section constitutes a Class 1 misdemeanor.

1 "
 2 **SECTION 4.3.(a)** G.S. 160A-417(a2) is recodified as G.S. 160A-417(a3).
 3 **SECTION 4.3.(b)** G.S. 160A-417, as amended by subsection (a) of this section,
 4 reads as rewritten:
 5 **"§ 160A-417. Permits.**

6 ...
 7 (a1) A permit shall be in writing and shall contain a provision that the work done shall
 8 comply with the State Building Code and all other applicable State and local laws. Nothing in
 9 this section shall require a city to review and approve residential building plans submitted to
 10 the city pursuant to Section R-110 of Volume VII of the North Carolina State Building Code;
 11 provided that the city may review and approve such residential building plans as it deems
 12 necessary. No permits shall be issued unless the plans and specifications are identified by the
 13 name and address of the author thereof, and if the General Statutes of North Carolina require
 14 that plans for certain types of work be prepared only by a ~~registered-licensed~~ architect or
 15 ~~registered-licensed~~ engineer, no permit shall be issued unless the plans and specifications bear
 16 the North Carolina seal of a ~~registered-licensed~~ architect or of a ~~registered-licensed~~ engineer.
 17 When any provision of the General Statutes of North Carolina or of any ordinance requires that
 18 work be done by a licensed specialty contractor of any kind, no permit for the work shall be
 19 issued unless the work is to be performed by such a duly licensed contractor.

20 (a2) No permit issued under Articles 9 or 9C of Chapter 143 shall be required for any
 21 construction, installation, repair, replacement, or alteration costing ~~five thousand dollars~~
 22 ~~(\$5,000)-fifteen thousand dollars (\$15,000)~~ or less in any single family residence or farm
 23 building unless the work involves: the addition, repair or replacement of load bearing
 24 structures; the addition (excluding replacement of same size and capacity) or change in the
 25 design of plumbing; the addition, replacement or change in the design of heating, air
 26 conditioning, or electrical wiring, devices, appliances, or equipment; the use of materials not
 27 permitted by the North Carolina Uniform Residential Building Code; or the addition (excluding
 28 replacement of like grade of fire resistance) of roofing. Violation of this section shall constitute
 29 a Class 1 misdemeanor.

30 "
 31
 32 **PART V. CREATE BUILDING CODE COUNCIL RESIDENTIAL CODE**
 33 **COMMITTEE AND BUILDING CODE COMMITTEE**

34 **SECTION 5.1.** G.S. 143-136 reads as rewritten:
 35 **"§ 143-136. Building Code Council created; membership, membership, committees.**

36 (a) Creation; Membership; Terms. – There is hereby created a Building Code Council,
 37 which shall be composed of 17 members appointed by the Governor, consisting of the
 38 following:

- 39 (1) ~~two registered architects;~~ Two licensed architects.
- 40 (2) ~~one One licensed general contractor, contractor.~~
- 41 (3) ~~one One licensed general contractor specializing in residential~~
 42 ~~construction, construction.~~
- 43 (4) ~~one One licensed general contractor specializing in coastal residential~~
 44 ~~construction, construction.~~
- 45 (5) ~~one registered One licensed~~ engineer practicing structural
 46 ~~engineering, engineering.~~
- 47 (6) ~~one registered One licensed~~ engineer practicing mechanical
 48 ~~engineering, engineering.~~
- 49 (7) ~~one registered One licensed~~ engineer practicing electrical
 50 ~~engineering, engineering.~~
- 51 (8) ~~one One licensed plumbing and heating contractor, contractor.~~

- 1 (9) ~~one~~One municipal or county building ~~inspector,~~inspector.
2 (10) ~~one~~One licensed liquid petroleum gas dealer/contractor involved in the
3 design of natural and liquid petroleum gas systems who has expertise and
4 experience in natural and liquid petroleum gas piping, venting and
5 ~~appliances,~~appliances.
6 (11) ~~a~~One representative of the public who is not a member of the building
7 construction ~~industry,~~industry.
8 (12) ~~a~~One licensed electrical ~~contractor,~~contractor.
9 (13) ~~a registered~~One licensed engineer on the engineering staff of a State agency
10 charged with approval of plans of State-owned ~~buildings,~~buildings.
11 (14) ~~a~~One municipal elected official or city ~~manager,~~manager.
12 (15) ~~a~~One county commissioner or county ~~manager,~~manager.
13 (16) ~~and an~~One active member of the North Carolina fire service with expertise
14 in fire safety.

15 In selecting the municipal and county members, preference should be given to members
16 who qualify as either a ~~registered~~licensed architect, ~~registered~~licensed engineer, or licensed
17 general contractor. Of the members initially appointed by the Governor, three shall serve for
18 terms of two years each, three shall serve for terms of four years each, and three shall serve for
19 terms of six years each. Thereafter, all appointments shall be for terms of six years. The
20 Governor may remove appointive members at any time. Neither the architect nor any of the
21 above named engineers shall be engaged in the manufacture, promotion or sale of any building
22 material, and any member who shall, during his term, cease to meet the qualifications for
23 original appointment (through ceasing to be a practicing member of the profession indicated or
24 otherwise) shall thereby forfeit his membership on the Council. In making new appointments or
25 filling vacancies, the Governor shall ensure that minorities and women are represented on the
26 Council.

27 The Governor may make appointments to fill the unexpired portions of any terms vacated
28 by reason of death, resignation, or removal from office. In making such appointment, he shall
29 preserve the composition of the Council required above.

30 (b) Compensation. – Members of the Building Code Council other than any who are
31 employees of the State shall receive seven dollars (\$7.00) per day, including necessary time
32 spent in traveling to and from their place of residence within the State to any place of meeting
33 or while traveling on official business of the Council. In addition, all members shall receive
34 mileage and subsistence according to State practice while going to and from any place of
35 meeting, or when on official business of the Council.

36 (c) Residential Code Committee Created; Duties. – Within the Building Code Council,
37 there is hereby created a Residential Code for One- and Two-Family Dwellings Committee
38 composed of six members of the Building Code Council, specifically the licensed general
39 contractor specializing in residential construction who shall serve as chairman of this
40 committee; the licensed general contractor specializing in coastal residential construction; the
41 licensed engineer practicing structural engineering; the licensed plumbing and heating
42 contractor; the fire service representative; and the licensed electrical contractor. This committee
43 shall meet upon the call of its chairman to review any proposal for revision or amendment to
44 the North Carolina State Building Code: Residential Code for One- and Two-Family
45 Dwellings, including provisions applicable to One- and Two-Family Dwellings from the NC
46 Energy Code, NC Electrical Code, NC Fuel Gas Code, NC Plumbing Code, the NC Mechanical
47 Code, and the NC Existing Building Code, and no revision or amendment to any of these codes
48 applicable to residential construction may be considered by the Building Code Council unless
49 recommended by this committee. This committee shall also oversee the process by which the
50 Council conducts its revision pursuant to G.S. 143-138(d). This committee shall also consider
51 any appeal or interpretation arising under G.S. 143-141 pertaining to North Carolina State

1 Building Code: Residential Code for One- and Two-Family Dwellings and make a
2 recommendation to the Building Code Council for disposition of the appeal or interpretation. In
3 considering the recommendations of the committee related to revisions and amendments of the
4 Building Code, nothing in this subsection shall prevent the Building Code Council from
5 accepting, rejecting, or amending the recommendation, provided that any amendment to the
6 recommendation must be germane.

7 (d) Building Code Committee Created; Duties. – Within the Building Code Council,
8 there is hereby created a Building Code Committee for all structures except those subject to the
9 North Carolina State Building Code: Residential Code for One- and Two-Family Dwellings.
10 The committee shall be composed of the following nine members of the Building Code
11 Council:

- 12 (1) One of the licensed architects appointed by the chairman of the Building
13 Code Council.
- 14 (2) The licensed engineer practicing mechanical engineering.
- 15 (3) The licensed engineer practicing electrical engineering.
- 16 (4) The licensed engineer practicing structural engineering.
- 17 (5) The municipal elected official.
- 18 (6) The fire service representative.
- 19 (7) The municipal or county building inspector.
- 20 (8) The State agency engineer.
- 21 (9) The licensed general contractor.

22 The chairman of the Building Code Council shall call the first meeting of the Committee, at
23 which meeting the Committee shall elect a chairman from among the members of the
24 Committee as the first order of business. Thereafter, the Committee shall meet upon the call of
25 the chairman to review any proposal for revision or amendment to the North Carolina State
26 Building Code, including provisions applicable to the North Carolina Energy Code, the North
27 Carolina Electrical Code, the North Carolina Fuel Gas Code, the North Carolina Plumbing
28 Code, the North Carolina Mechanical Code, and the North Carolina Existing Building Code,
29 and no revision or amendment to any of these codes applicable to commercial or multi-family
30 construction may be considered by the Building Code Council unless recommended by this
31 committee. This committee shall also oversee the process by which the Council conducts its
32 revision of the codes applicable to commercial or multi-family construction pursuant to
33 G.S. 143-138(d). This committee shall also consider any appeal or interpretation arising under
34 G.S. 143-141 pertaining to codes applicable to commercial or multi-family construction and
35 make a recommendation to the Building Code Council for disposition of the appeal or
36 interpretation. In considering the recommendations of the committee related to revisions and
37 amendments of the Building Code, nothing in this subsection shall prevent the Building Code
38 Council from accepting, rejecting, or amending the recommendation, provided that any
39 amendment to the recommendation must be germane."

40 **SECTION 5.2.** G.S. 143-138(d) reads as rewritten:

41 "(d) Amendments of the Code. – ~~The~~ Subject to the procedures set forth in
42 G.S. 143-136(c) and (d), the Building Code Council may periodically revise and amend the
43 North Carolina State Building Code, either on its own motion or upon application from any
44 citizen, State agency, or political subdivision of the State. In addition to the periodic revisions
45 or amendments made by the Council, the Council shall shall, following the procedure set forth
46 in G.S. 143-136(c), revise the North Carolina State Building Code: Residential Code for One-
47 and Two-Family Dwellings, including provisions applicable to One- and Two-Family
48 Dwellings from the NC Energy Code, NC Electrical Code, NC Fuel Gas Code, NC Plumbing
49 Code, and NC Mechanical Code only every six years, to become effective the first day of
50 January of the following year, with at least six months between adoption and effective date.
51 The first six-year revision under this subsection shall be adopted to become effective January 1,

1 2019, and every six years thereafter. In adopting any amendment, the Council shall comply
2 with the same procedural requirements and the same standards set forth above for adoption of
3 the Code. The Council, through the Department of Insurance, shall publish in the North
4 Carolina Register ~~and shall post on the Council's Web site~~ all appeal decisions made by the
5 Council and all formal opinions at least semiannually. The Council, through the Department of
6 Insurance, shall also publish at least semiannually in the North Carolina Register a statement
7 providing the accurate Web site address and information on how to find additional commentary
8 and interpretation of the Code."
9

10 **PART VI. BUILDING CODE COUNCIL REQUIRED WEB SITE POSTINGS**

11 **SECTION 6.1.** G.S. 143-141 is amended by adding a new subsection to read:

12 "(c1) Posting on Department Web Site. – The Department of Insurance shall post and
13 maintain on that portion of its Web site devoted to the Building Code Council all appeal
14 decisions, interpretations, and variations of the Code issued by the Council within three
15 business days of issuance."

16 **SECTION 6.2.** G.S. 143-138.1(b) reads as rewritten:

17 "(b) The Department of Insurance shall post and maintain on ~~its Web site~~ that portion of
18 its Web site devoted to the Building Code Council written commentaries and written
19 interpretations made and given by staff to the ~~North Carolina Building Code Council~~ and the
20 Department for each section of the North Carolina Building Code ~~Code~~ within three business
21 days of issuance."
22

23 **PART VII. INSPECTION FEES TO BE SPENT ONLY FOR ACTIVITIES OF** 24 **INSPECTION DEPARTMENT**

25 **SECTION 7.1.** G.S. 153A-354 reads as rewritten:

26 **"§ 153A-354. Financial support.**

27 A county may appropriate any available funds for the support of its inspection department.
28 It may provide for paying inspectors fixed salaries, or it may reimburse them for their services
29 by paying over part or all of any fees collected. It may fix reasonable fees for issuing permits,
30 for inspections, and for other services of the inspection department. All fees collected under the
31 authority set forth in this section shall be used for support of the administration and activities of
32 the inspection department and for no other purpose."

33 **SECTION 7.2.** G.S. 160A-414 reads as rewritten:

34 **"§ 160A-414. Financial support.**

35 The city council may appropriate for the support of the inspection department any funds
36 that it deems necessary. It may provide for paying inspectors fixed salaries or it may reimburse
37 them for their services by paying over part or all of any fees collected. It shall have power to fix
38 reasonable fees for issuance of permits, inspections, and other services of the inspection
39 department. All fees collected under the authority set forth in this section shall be used for
40 support of the administration and activities of the inspection department and for no other
41 purpose."
42

43 **PART VIII. INSPECTIONS TO BE PERFORMED IN FULL AND IN A TIMELY** 44 **MANNER AND INSPECTION REPORTS TO INCLUDE ALL ITEMS FAILING TO** 45 **MEET CODE REQUIREMENTS**

46 **SECTION 8.1.** G.S. 153A-352 reads as rewritten:

47 **"§ 153A-352. Duties and responsibilities.**

48 (a) The duties and responsibilities of an inspection department and of the inspectors in
49 it are to enforce within the county's territorial jurisdiction State and local laws and local
50 ordinances and regulations relating to:

- 51 (1) The construction of buildings;

- 1 (2) The installation of such facilities as plumbing systems, electrical systems,
- 2 heating systems, refrigeration systems, and air-conditioning systems;
- 3 (3) The maintenance of buildings in a safe, sanitary, and healthful condition;
- 4 (4) Other matters that may be specified by the board of commissioners.

5 These duties and responsibilities include receiving applications for permits and issuing or
6 denying permits, making necessary ~~inspections~~, inspections in a timely manner, issuing or
7 denying certificates of compliance, issuing orders to correct violations, bringing judicial actions
8 against actual or threatened violations, keeping adequate records, and taking any other actions
9 that may be required to adequately enforce the laws and ordinances and regulations. The board
10 of commissioners may enact reasonable and appropriate provisions governing the enforcement
11 of the laws and ordinances and regulations.

12 (b) Except as provided in G.S. 153A-364, a county may not adopt a local ordinance or
13 resolution or any other policy that requires regular, routine inspections of buildings or
14 structures constructed in compliance with the North Carolina Residential Code for One- and
15 Two-Family Dwellings in addition to the specific inspections required by the North Carolina
16 Building Code without first obtaining approval from the North Carolina Building Code
17 Council. The North Carolina Building Code Council shall review all applications for additional
18 inspections requested by a county and shall, in a reasonable manner, approve or disapprove the
19 additional inspections. This subsection does not limit the authority of the county to require
20 inspections upon unforeseen or unique circumstances that require immediate action. In
21 performing the specific inspections required by the North Carolina Building Code, the
22 inspector shall conduct a full inspection and provide the permit holder with a complete list of
23 all items which fail to meet the requirements of the North Carolina Residential Code for One-
24 and Two-Family Dwellings."

25 **SECTION 8.2.** G.S. 160A-412 reads as rewritten:

26 "**§ 160A-412. Duties and responsibilities.**

27 (a) The duties and responsibilities of an inspection department and of the inspectors
28 therein shall be to enforce within their territorial jurisdiction State and local laws relating to

- 29 (1) The construction of buildings and other structures;
- 30 (2) The installation of such facilities as plumbing systems, electrical systems,
- 31 heating systems, refrigeration systems, and air-conditioning systems;
- 32 (3) The maintenance of buildings and other structures in a safe, sanitary, and
- 33 healthful condition;
- 34 (4) Other matters that may be specified by the city council.

35 These duties shall include the receipt of applications for permits and the issuance or denial of
36 permits, the making of any necessary ~~inspections~~, inspections in a timely manner, the issuance
37 or denial of certificates of compliance, the issuance of orders to correct violations, the bringing
38 of judicial actions against actual or threatened violations, the keeping of adequate records, and
39 any other actions that may be required in order adequately to enforce those laws. The city
40 council shall have the authority to enact reasonable and appropriate provisions governing the
41 enforcement of those laws.

42 (b) Except as provided in G.S. 160A-424, a city may not adopt a local ordinance or
43 resolution or any other policy that requires regular, routine inspections of buildings or
44 structures constructed in compliance with the North Carolina Residential Code for One- and
45 Two-Family Dwellings in addition to the specific inspections required by the North Carolina
46 Building Code without first obtaining approval from the North Carolina Building Code
47 Council. The North Carolina Building Code Council shall review all applications for additional
48 inspections requested by a city and shall, in a reasonable manner, approve or disapprove the
49 additional inspections. This subsection does not limit the authority of the city to require
50 inspections upon unforeseen or unique circumstances that require immediate action. In
51 performing the specific inspections required by the North Carolina Building Code, the

1 inspector shall conduct a full inspection and provide the permit holder with a complete list of
2 all items which fail to meet the requirements of the North Carolina Residential Code for One-
3 and Two-Family Dwellings."
4

5 **PART IX. EFFECTIVE DATE**

6 **SECTION 9.** This act becomes effective October 1, 2015.