

**Welcome**

# **Construction Regulation in NC**

**History - Legislative Update - Permitting - GC Updates**



**NCBIA**





# History Perspective Industry Challenges

Let's start with a little background check



## Recent Industry Challenges

Impact of skilled labor  
shortage on Construction

Impact over the last decade



# Industry Challenges

Loss of skilled labor & historical knowledge

## U.S. unemployment, August 2007 to December 2009

U.S. construction industry sees higher unemployment than national average



Source: Home Performance Resource Center.





# Industry Challenges

Loss of skilled labor & historical knowledge

## National survey by AGC

Most construction companies continue to add jobs but #1 concern is Worker Quality

## Industry Concerns



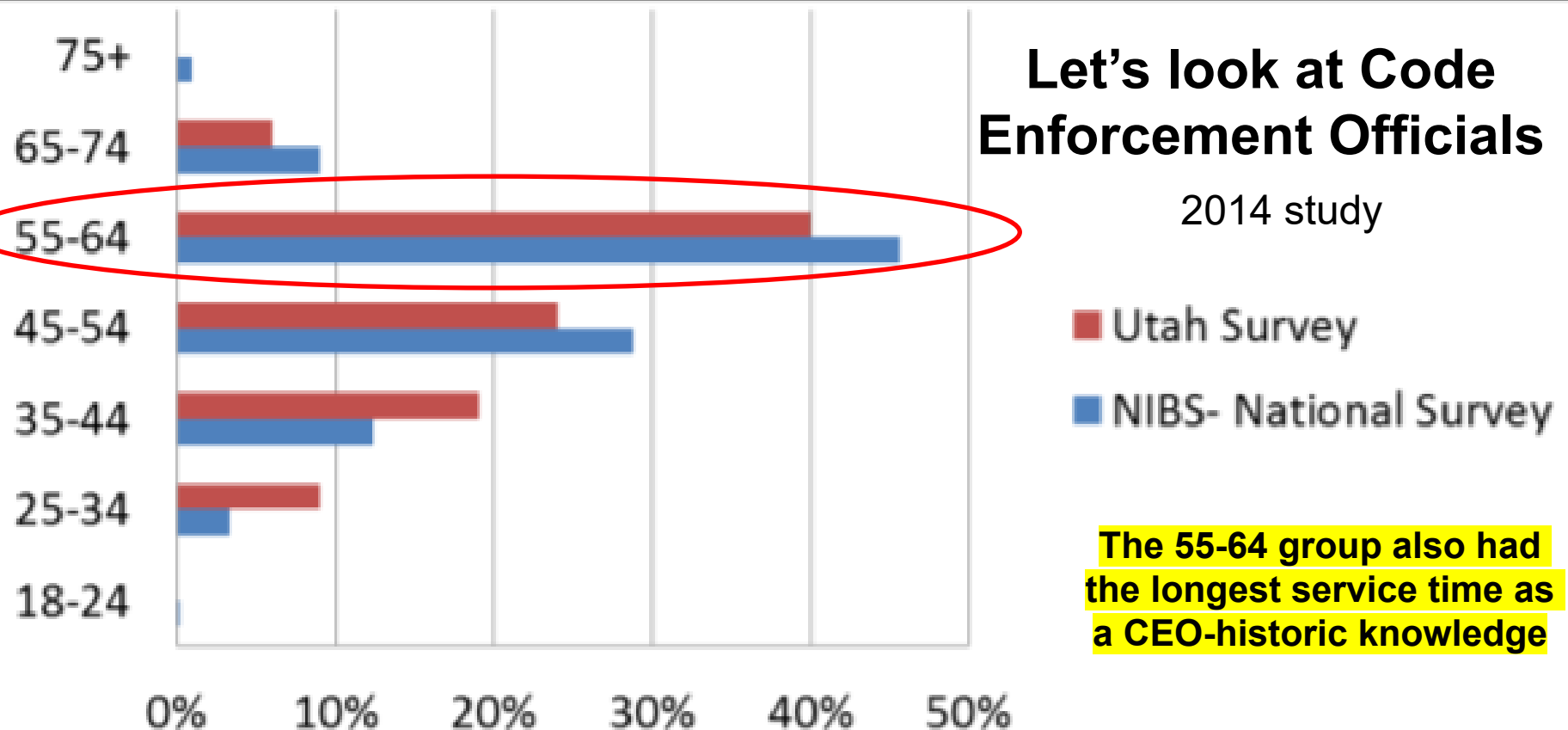


# Industry Challenges

Loss of skilled labor & historical knowledge

## Let's look at Code Enforcement Officials

2014 study



**Figure 6-1: Ages of Code Professionals**



# Industry Challenges

Loss of skilled labor & historical knowledge

**Code  
Enforcement  
Officials**  
Similar concerns  
with skilled labor

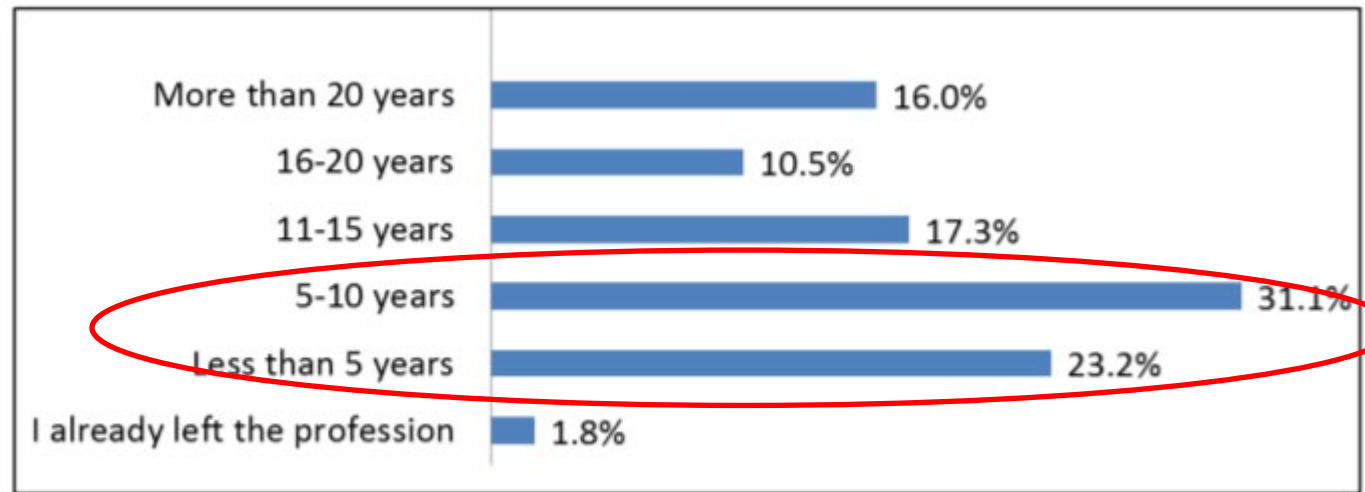


Figure 6-2: Projected Retirement Timeframes

At the time of release of the NIBS Study in 2014 they projected a loss of **82% of certified Code Officials over the next 15 years**. The national population 41,000 code professionals with ICC certifications would have a loss of 33,000 certified professionals and most of that loss would occur in the first **5-7 years** from release of the study. These figures outline the magnitude and urgency associated with code professionals leaving the industry





# Global Media Center

[Go Back](#)

## Global Membership Council Webinar Series: Addressing Challenges with Incorporating New Technologies in Buildings AAA

Watch the December 15, 2021 discussion among a panel of experts from the ICC Global Membership Council as they share their global design and regulatory consulting expertise in a discussion about innovation in the building and construction sector.

## Global Membership Council Webinar Series: Addressing Skills Shortages

Watch the March 23, 2021 discussion among a panel of experts from Australia, the United Kingdom, Canada and the United States as they discuss common challenges and innovative solutions related to the looming skills shortage crisis in the building regulatory industry worldwide.



The screenshot shows a webinar interface with a title bar at the top that reads "Global Membership Council Webinar Series: A...". Below the title bar, there is a grid of eight headshots of the panel members, arranged in two rows of four. A large play button icon is centered over the grid. Below the headshots, the text "Today's Panel" is displayed. The names of the panel members are listed below their respective headshots: Geoff Mitchell, Jeremy Turner, Angela Lefante, Manjit Sohi, David Gibson, Bonnie Muhigirwa, Ron Lynn, and Madi Dominescy.

Global Membership Council Webinar Series: A...

Geoff Mitchell Jeremy Turner Angela Lefante Manjit Sohi

Today's Panel

David Gibson Bonnie Muhigirwa Ron Lynn Madi Dominescy



# Industry Challenges

Loss of skilled labor & historical knowledge

## What is the Impact of the Skills Gap in Construction?

The impact of the **skills gap** in the construction industry includes the following:

- The lack of experienced construction employees affects the **quality** of work.
- There are fewer experienced workers available to pass along their knowledge to new workers.
- New hires are most susceptible to getting hurt on the job during a labor shortage.
- Employers and contractors may try to overwork the skilled employees they have when they are short-staffed.
- Longer work hours can lead to fatigue, increasing the risk of injury.
- Employers and contractors cut corners and hire unqualified workers to complete projects without proper supervision.







# Industry Challenges

Loss of skilled labor & historical knowledge

## Current challenges

- Material shortages along with labor issues
- Inflation
- Interest rate hikes projected in 2022
- An aging construction workforce – the average age is 43
- In the last decade, the average monthly turnover rate in construction has been 5.2%, compared to 3.6% for all industries, according to the Bureau of Labor Statistics. And until workforce numbers meet demand companies will increasingly look to technology to replace some open positions.

**It's Clear more is needed such as:**

- Shop classes
- Mentoring Programs
- Apprenticeship programs
- Incentive programs to retain and advance employee skill sets
- What else can be done???





# Industry Challenges

## Technology and Innovation helps stay up with demands

- Prefabricated products/automation
- Product innovation like 3D printing and others designed to expedite the construction process

**One of the fastest construction builds was just complete in 2021 in China named the Living Building is a 10-story apartment building constructed on site in 28 hours and 45 minutes and can be just as easily moved to another location**



**Video**





# Industry Challenges

## Technology and Innovation helps stay up with demands

However, this still takes time to train on the changes needed to implement new technology and new product installation correctly which is a significant challenge when market production demands remain strong.



**Let's start with at a quick look back on the history of construction regulations**



HISTORY

# Timeline Quick Review

1772 B.C. — Hammurabi's Code

64 A.D. — Great Fire of Rome/Emperor Nero's Sound Principles of Construction

1666 — Great Fire of London  
1668 — Rebuilding of London Act

1871 — Great Chicago Fire  
1875 — Chicago Adopts a Building Code  
1897 — 1st National Electrical Code Published  
1905 — 1st National Building Code Published

1927 — 1st ICBO Uniform Building Code Published  
1937 — 1st Recommended Uniform Building Code Published NBOCE

1946 — 1st SBCCI Standard Building Code Published  
1950 — 1st BOCA Basic Building Code Published

1976 — Last National Building Code Published

1997 — Last ICBO Uniform Building Code Published  
1999 — Last SBCCI Standard Building Code Published  
1999 — Last BOCA National Building Code Published  
2000 — 1st International Building Code Published  
2003 — 1st NFPA 5000 Building Construction and Safety Code

2020 — Latest National Electrical Code Published  
2018 — Latest international Building Codes published  
2024 — Next cycle of Codes being developed

Modern Code Era



# Modern Code Era Considered to Start with the National Codes



- In 1897, The first national electrical code was published.
- In 1905, a U.S. insurance group, the National Board of Fire Underwriters, created the **National Building Code** to minimize risks to property and building occupants. The existence of this code led to the formation of organizations of building officials. By 1940, the United States had three regional code organizations, each with its own code.

ICBO

International Conference of Building Officials

BOCA

Building Officials & Code Administrators International

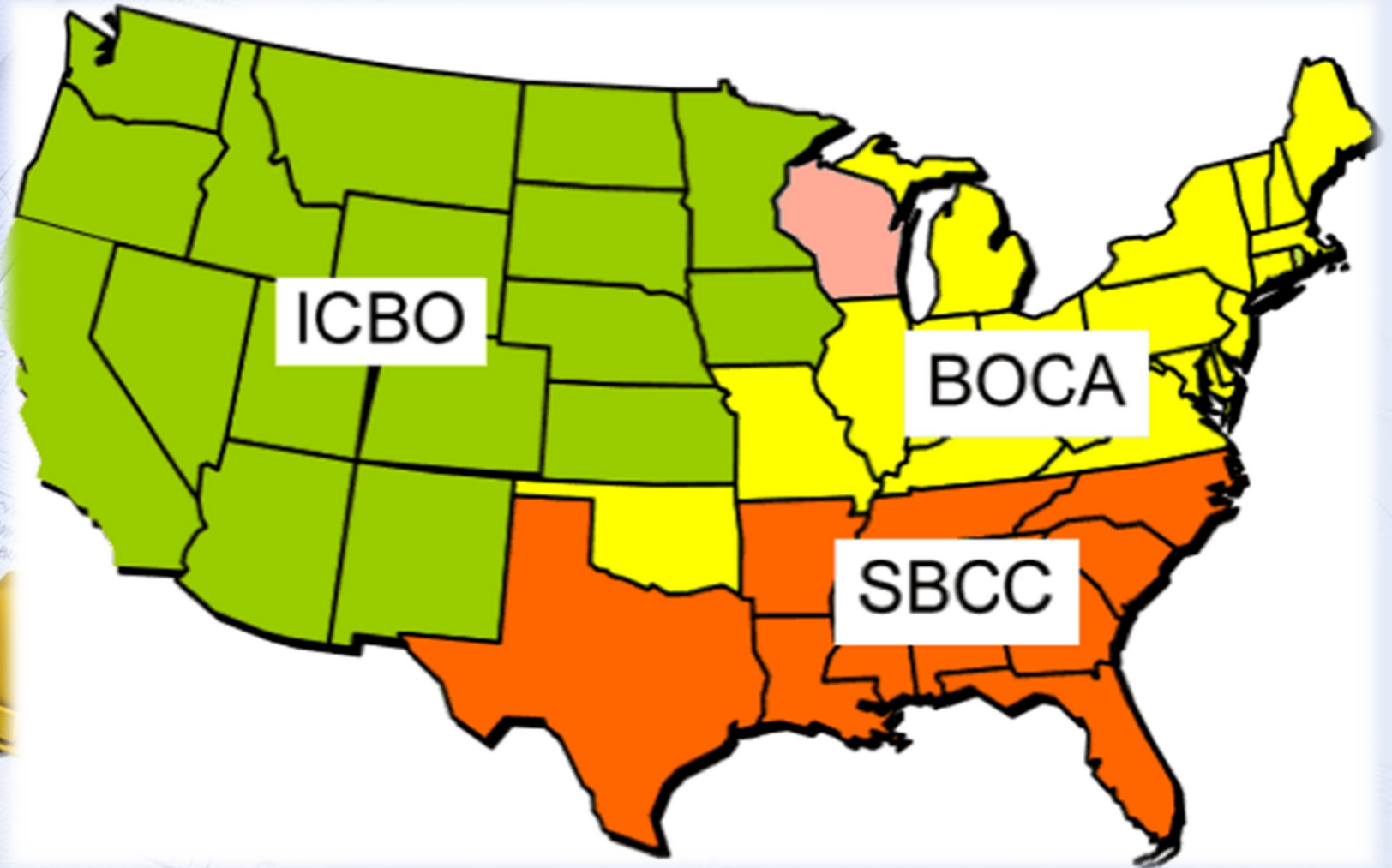
SBCCI

Southern Building Code Congress International





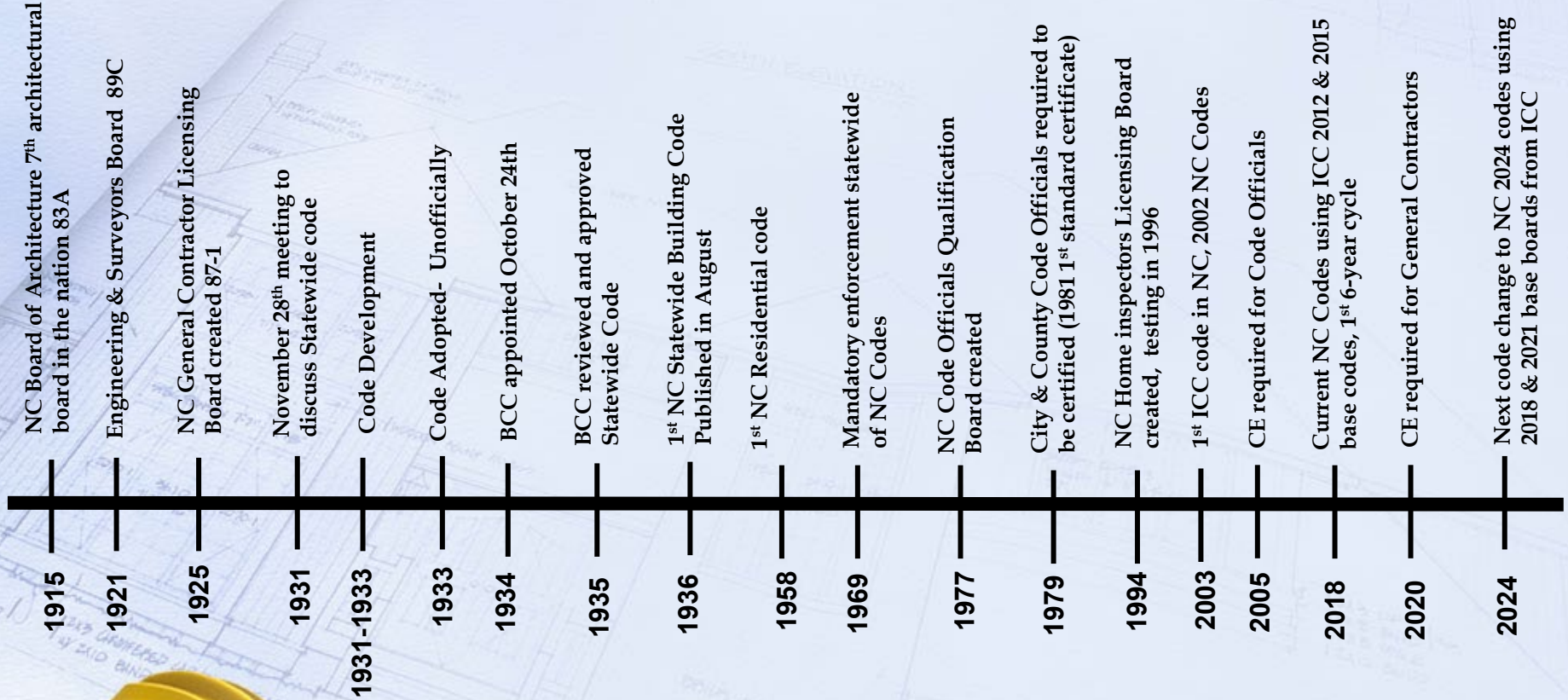
# Modern Code Era Considered to Start with the National Codes







# NC Timeline Statewide Construction Standards



**Why?**



# 1<sup>st</sup> Statewide Code August of 1936

Book was 144  
pages before  
advertisements



## OFFICIAL PUBLICATION

AUGUST, 1936

NORTH CAROLINA STATE COLLEGE  
OF  
AGRICULTURE AND ENGINEERING  
OF  
THE UNIVERSITY OF NORTH-CAROLINA

## North Carolina Building Code

PREPARED BY  
The North Carolina Building Code Council



BULLETIN No. 10  
ENGINEERING EXPERIMENT STATION  
STATE COLLEGE STATION  
RALEIGH

PUBLISHED MONTHLY BY THE NORTH CAROLINA STATE COLLEGE  
OF AGRICULTURE AND ENGINEERING

Price One Dollar

**1<sup>st</sup> Statewide  
Code  
August of  
1936**



*A*dvertisements



WHENEVER you desire masonry materials, whether for vertical construction, as in walls, or in horizontal construction, such as wall footings, foundations, floors, walkways, pavements, and such like, whether plain or reinforced masonry, think of your problem in terms of **BRICK AND STRUCTURAL CLAY TILE**. Through the use of such materials you can develop maximum results through low first cost, minimum insurance, maximum indestructibility, pleasing appearance. No other masonry material is so conducive to such a variety of uses: **STRUCTURAL, ARCHITECTURAL, ECONOMICAL**. Patronize North Carolina Industries when you can and design for maximum hand-placed **BRICK AND STRUCTURAL CLAY TILE** materials always.



**Virginia-Carolina Clays,**  
Statesville, N. C.

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*... with metals that cannot rust*

**ANACONDA COPPER** — for exterior sheet metal ducts, etc.

**ANACONDA 85 RED-BRASS PIPES** — for high pressure waters. (The highest quality corrosion-resisting pipe at moderate cost.)

**ANACONDA 67 BRASS PIPE** — for normally corrosive

**ANACONDA COPPER WATER TUBES** — Type for plumbing and heating lines.

**ANACONDA SOLDER AND FLARED TUBE FITTINGS** — assembling copper tubes.

### THE AMERICAN BRASS COMPANY

General Offices: Waterbury, Connecticut

## MOUNT AIRY GRANITE

The dignity, beauty, and durability of Mount Airy Granite may be obtained at costs which are entirely practical for residences, schools, and churches.

**Granite Buildings Have Much Greater Value — The Cost Is Very Little**

Write for information, samples, and preliminary estimates.

### THE NORTH CAROLINA GRANITE CORPORATION

Mount Airy, North Carolina

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## WOLMAN SALTS

### A UNIVERSAL WOOD PRESERVATIVE

**WOLMAN SALTS** is an accepted equivalent to creosote oil in the Building Code of the City of Los Angeles, California, which requires that the underpinning of all frame structures be of lumber impregnated with either of these two preservatives.

**WOLMANIZED LUMBER** is clean, odorless, paintable, slightly fire-retardant, and affords permanent protection against termites and decay.

It is non-leaching, non-exuding, and non-corrosive to metals.

Specified by leading architects and engineers.

### AMERICAN LUMBER & TREATING COMPANY

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Branch Offices

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LOS ANGELES	SHREVEPORT		

## NORTH CAROLINA HOME INSURANCE COMPANY

RALEIGH, N. C.

**North Carolina's Oldest Stock Fire Insurance Company**

CAPITAL AND SURPLUS OVER \$1,000,000

ESTABLISHED 1868

ALEXANDER WEBB, President

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MADE IN CARO



**Pomona Vitrified Pipe for  
Sewer and Drain Lin**



**POMONA  
PERMANENT**

**FIRE-PROOF  
FLUE LINING**

FLUE LINING  
WALL COPING  
SILO BLOCKS  
FIRE BRICK  
SEPTIC TANKS

DRAIN  
DRAIN  
AND O  
CL/  
PRODI

THIS SPACE HAS BEEN

BY

*The North Carolina  
of the  
American Institute of C*

IN ORDER TO AID IN THE PL

OF

**THE NORTH CARC  
BUILDING COE**

*COMPLIMENTS*

OF

*W. R. Bonsal Co.*  
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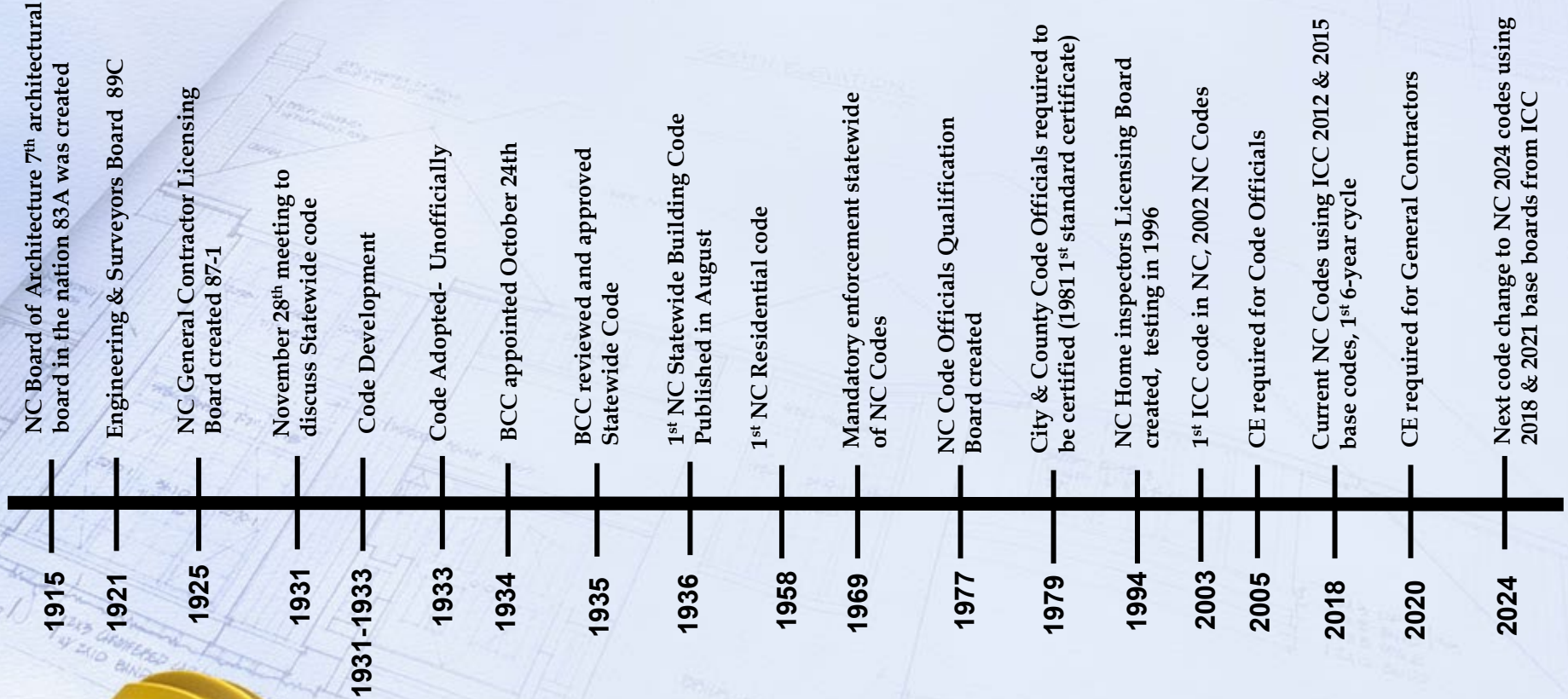




HISTORY

# NC Timeline

## Statewide Construction Standards



**Modern Code Era**

**Why so much activity?**





Legislative Update

# 2021 Legislative Updates







## CHAPTER 1 CIVIL PROCEDURE

### § 1-539.2. Dismantling portion of building.

When one person owns a portion of a building and another or other persons own the remainder of said building, neither of said owners shall dismantle his portion of said building without making secure the portions of said building belonging to other persons. Any person violating the provisions of this section shall be responsible in damages to the owners of other portions of such building. (1955, c. 1359.)

## CHAPTER 14 CRIMINAL LAW

### § 14-68. Failure of owner of property to comply with orders of public authorities.

If the owner or occupant of any building or premises shall fail to comply with the duly authorized orders of the chief of the fire department, or of the Commissioner of Insurance, or of any municipal or county inspector of buildings or of particular features, facilities, or installations of buildings, he shall be guilty of a Class 3 misdemeanor, and punished only by a fine of not less than ten (\$10.00) nor more than fifty dollars (\$50.00) for each day's neglect, failure, or refusal to obey such orders. (1899, c. 58, s. 4; Rev., s. 3343; C.S., s. 4247; 1969, c. 1063, s. 1; 1993, c. 539, s. 30; 1994, Ex. Sess., c. 24, s. 14(c).)

### Article 31 Misconduct in Public Office.

#### § 14-228. Buying and selling offices.

If any person shall bargain away or sell an office or deputation of an office, or any part or parcel thereof, or shall take money, reward or other profit, directly or indirectly, or shall take any promise, covenant, bond or assurance for money, reward or other profit, for an office or the deputation of an office, or any part thereof, which office, or any part thereof, shall touch or concern the administration or execution of justice, or the receipt, collection, control or disbursement of the public revenue, or shall concern or touch any clerkship in any court of record wherein justice is administered; or if any person shall give or pay money, reward or other profit, or shall make any promise, agreement, bond or assurance for any of such offices, or for the deputation of any of them, or for any part of them, the person so offending in any of the cases aforesaid shall be guilty of a Class I felony. (5, 6 Edw. VI, c. 16, ss. 1, 5; R.C., c. 34, s. 33; Code, s. 998; Rev., s. 3571; C.S., s. 4382; 1993, c. 539, s. 1213; 1994, Ex. Sess., c. 24, s. 14(c).)

#### § 14-229. Acting as officer before qualifying as such.

If any officer shall enter on the duties of his office before he executes and delivers to the authority entitled to receive the same the bonds required by law, and qualifies by taking and subscribing and filing in the proper office the oath of office prescribed, he shall be guilty of a Class 1 misdemeanor and shall be ejected from his office. (Code, s. 79; Rev., s. 3565; C.S., s. 4383; 1999-408, s. 2.)

#### § 14-230. Willfully failing to discharge duties.

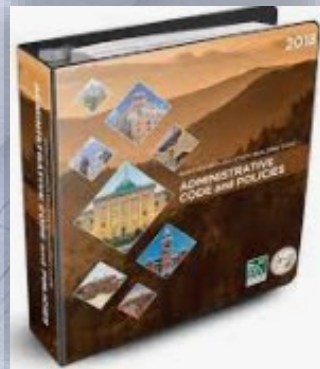
If any clerk of any court of record, sheriff, magistrate, school board member, county commissioner, county surveyor, coroner, treasurer, or official of any of the State institutions, or of any county, city or town, shall willfully omit, neglect or refuse to discharge any of the duties of his office, for default whereof it is not elsewhere provided that he shall be indicted, he shall be guilty of a Class 1 misdemeanor. If it shall be proved that such officer, after his qualification, willfully and corruptly omitted, neglected or refused to discharge any of the duties of his office, or willfully and corruptly violated his oath of office according to the true intent and meaning thereof, such officer shall be guilty of misbehavior in office, and shall be punished by removal therefrom under the sentence of the court as a part of the punishment for the offense. (1901, c. 270, s. 2; Rev., s. 3592; C.S., s. 4384; 1943, c. 347; 1973, c. 108, s. 5; 1993, c. 539, s. 142; 1994, Ex. Sess., c. 24, s. 14(c); 2009-107, s. 1.)

#### § 14-231. Failing to make reports and discharge other duties.

If any State or county officer shall fail, neglect or refuse to make, file or publish any report, statement or other paper, or to deliver to his successor all books and other property belonging to his office, or to pay over or deliver to the proper person all moneys which come into his hands by virtue or color of his office, or to discharge any duty devolving upon him by virtue of his office and required of him by law, he shall be guilty of a Class 1 misdemeanor. (Rev., s. 3576; C.S., s. 4385; 1993, c. 539, s. 143; 1994, Ex. Sess., c. 24, s. 14(c).)

#### § 14-232. Swearing falsely to official reports.

If any clerk, sheriff, register of deeds, county commissioner, county treasurer, magistrate or other county officer shall willfully swear falsely to any report or statement required by law to be made or filed, concerning or touching the county, State or school revenue, he shall be guilty of a Class 1 misdemeanor. (1874-5, c. 151, s. 4; 1876-7, c. 276, s. 4; Code, s. 731; Rev., s. 3605; C.S., s. 4386; 1973, c. 108, s. 6; 1993, c. 539, s. 144; 1994, Ex. Sess., c. 24, s. 14(c).)



NCDOL publication-  
supports items found in  
chapter 3 of the NC  
Administrative Code &  
Policies







# 2021 Legislative Updates



2021 Legislative Session  
Code Enforcement-Related Bill Tracking

**More than 30 Bills and a complete update to the development regulation statutes with combining and changing some language found in 153A & 160A into 160D.**

Bill	Initial Date	Sponsors	Title	Summary	Latest Action
<a href="#">S329</a>	3/22/2021	Jarvis, Johnson, David	An Act to Exempt Certain Small Projects from Architectural building code and building permit requirements.	Raises licensed professional exemption project cost from \$200k to \$300k. No permit for commercial projects under \$20k and residential under \$15k.	5/4/21 - Reptd Fav (Senate action)
<a href="#">H342</a>	3/22/2021	Butler, von Haefen, Brodman, Brown	An Act to require the amendment to the North Carolina Residential Building Code for One- and Two-Family dwellings to require that new residential construction include an electric circuit capable of accommodating an electric vehicle charging device.	Requires the NC Residential Code for One- and Two-Family Dwellings, including applicable provisions from the NC Energy Code and the NC Electrical Code, to provide that all new one- and two-family dwellings include at least one electric vehicle-ready parking space, as defined, and with a dedicated branch circuit as described, unless no parking spaces are provided for the dwelling unit. Directs the NC Building Code Council to amend the NC Residential Code for One- and Two-Family Dwellings and applicable provisions from the NC Energy Code and the NC Electrical Code consistent with the described provisions, to become effective January 1, 2022.	3/23/21 - Ref to the Com on Local Government - Land Use, Planning and Development, if favorable, Rules, Calendar, and Operations of the House (House action)
<a href="#">S319</a>	3/17/2021	Lowe	An act granting local government units the authority to exempt property being developed for affordable housing from system development fees.	Amends GS 162A-203 to allow a local government unit or a joint agency the exempt affordable housing parcels from a system development fee. Requires the unit or joint agency to adopt criteria for determining whether a parcel qualifies for the exemption.	3/18/21 - Ref To Com On Rules and Operations of the Senate (Senate action)
<a href="#">S316</a>	3/17/2021	Jarvis, Johnson, Britt	AN ACT TO ALLOW FOR CERTAIN EXEMPTIONS FOR PLUMBING, HEATING, FIRE SPRINKLER, AND ELECTRICAL CONTRACTORS.	<p>Modifies and adds to the criteria of GS 87-1.1 that must be satisfied for plumbing and heating contractors licensed under Article 2 (Article 2 licensees) and electrical contractors licensed under Article 4 (Article 4 licensees) of GS Chapter 87 to be exempt from the general contractor licensure requirements of GS 87-1, for Article 2 licensees to be exempt from the electrical contractor licensure requirements of GS 87-43, and Article 4 licensees to be exempt from the plumbing and heating licensure requirements of GS 87-21(a)(5). No longer limits the exemptions to when the licensee is bidding or contracting directly with the owner of a public building project; instead expands the exemption to apply when the licensee is bidding or contracting directly with the owner of any building project when the three existing criteria are satisfied, along with the following new condition. Requires that the total amount of work that falls under either Article 2 (Plumbing and Heating Contractors) or Article 4 (Electrical Contractors) not exceed the percentage of the total bid price pursuant to rules established by the State Board of Plumbing, Heating, and Fire Sprinkler Contractors and the State Board of Examiners of Electrical Contractors.</p> <p>Enacts new GS 87-21(m) to exempt Article 4 licensees from the plumbing and heating licensure requirements of Article 2 when the licensee is bidding and contracting directly with the owner of a building project and (1) an Article 2 licensee performs all work that falls within the classification of work that requires Article 2 licensure under the statute and rules established by the State Board of Examiners of Plumbing, Heating, and Fire Sprinkler Contractors, (2) the total amount of the work performed does not exceed a percentage of the total bid price pursuant to rules established by the State Board of Examiners of Plumbing, Heating, and Fire Sprinkler Contractors, and (3) an appropriate Article 4 licensee performs all work that fall within the classifications of Article 4.</p> <p>Enacts new GS 87-43.1(11) to exempt Article 2 licensees from the electrical contractor licensure requirements of Article 4 when the licensee is bidding and contracting directly with the owner of a building project and (1) an Article 4 licensee performs all work that falls within the classifications of work that requires Article 4 licensure under the Article and rules established by the State Board of Examiners of Electrical Contractors, (2) an appropriate Article 2 licensee performs all work that falls within the classifications of Article 2, and (3) the total amount of the work performed does not exceed a percentage of the total bid price pursuant to rules established by the State Board of Examiners of Plumbing, Heating, and Fire Sprinkler Contractors.</p>	4/14/21 - Re-ref to Commerce and Insurance. If fav, re-ref to Rules and Operations of the Senate (Senate action)
<a href="#">S437</a>	3/31/2021	Mayfield, Bazemore	AN ACT AUTHORIZING COUNTIES AND CITIES TO IMPOSE IMPACT FEES.	Enacts new GS 160D-1321, providing as follows. Allows a city or county to adopt an ordinance (after public hearing) to impose impact fees on all new construction within its corporate limits. Requires cities imposing the fee to also impose impact fees on all new construction in its extrajurisdictional jurisdiction. Requires the amount of each fee to be uniform and based upon the capital costs to be incurred by the city/county because of the new construction. Defines capital costs as costs spent for developing community service facilities (as defined in the act); limits these costs to capital outlay items listed in the "Uniform Accounting System for Local Government in North Carolina" procedural manual. Also defines new construction and developer. Allows the creation of zones within which the costs of providing community service facilities are estimated. Requires funds for each community service facility for which an impact fee is collected to be placed in a separate capital reserve fund. Requires the ordinance to include credits against the required impact fees when a developer installs improvements that are of a type that generally would be paid for by the city/county out of a capital reserve account funded by impact fees. Sets out the process under which a developer may challenge an impact fee. Effective July 1, 2021.	4/1/21 - Ref To Com On Rules and Operations of the Senate (Senate action)
				Amends GS 143-138(e), which sets out exceptions to the North Carolina State Building Code. Allows any	

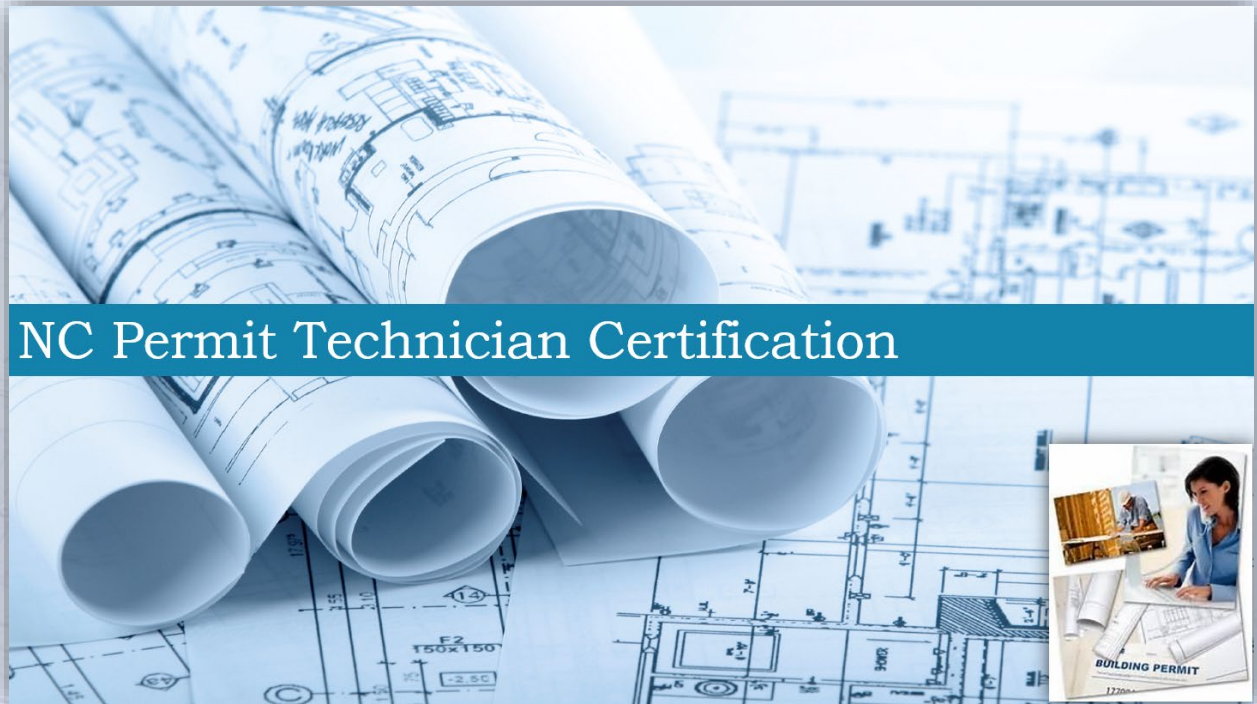


# **H 783 – Permit Technicians Representative Von Haefen/Brody**

**Committee**

## **§ 143-151.22. State Building Code Permit Technician.**

1. Started with a class to prepare for ICC Permit Tech
2. Developed into a NC certificate
3. 3-year development process



**The Permit Technician:  
Where it All Begins**





# H 783 – Permit Technicians Representative Von Haefen/Brody

Committee

Passed the  
House still in  
committee in the  
Senate

H782

## House Bill 783

H784

Create Bldg. Code Permit Tech. Cert.  
2021-2022 Session

VIEW BILL DIGEST	
VIEW AVAILABLE BILL SUMMARIES	
EDITION	FISCAL NOTE
Filed	
Edition 1	

Last Action:	Ref To Com On Rules and Operations of the Senate on 5/11/2021
Sponsors:	von Haefen; Brody (Primary) Autry; Belk; Dahle; Gill; Harrison; Hunt; Insko; K. Smith
Attributes:	Public
Counties:	No counties specifically cited
Statutes:	143 (Chapters); 143-151.12, 143-151.22 (Sections)
Keywords:	BUILDING CODE COUNCIL, BUILDING CODES, CONSTRUCTION, COUNCILS, EMPLOYMENT, LICENSES & PERMITS, LICENSING & CERTIFICATION, OCCUPATIONS, PUBLIC, CONSTRUCTION INDUSTRY

ALL VOTES									
DATE	SUBJECT	RCS#	AYE	NO	N/V	EXC.ABS.	EXC.VOTE	TOTAL	RESULT
5/10/2021 4:48 p.m.	Second Reading	[H]-248	111	0	1	8	0	111	PASS

HISTORY				
DATE	CHAMBER	ACTION	DOCUMENTS	VOTES
5/11/2021	Senate	Ref To Com On Rules and Operations of the Senate		
5/11/2021	Senate	Passed 1st Reading		
5/11/2021	Senate	Regular Message Received From House		
5/11/2021	House	Regular Message Sent To Senate		
5/10/2021	House	Passed 3rd Reading		
5/10/2021	House	Passed 2nd Reading		PASS: 111-0
5/6/2021	House	Placed On Cal For 05/10/2021		
5/6/2021	House	Cal Pursuant Rule 36(b)		
5/6/2021	House	Reptd Fav		
5/6/2021	House	Re-ref Com On Rules, Calendar, and Operations of the House		
5/6/2021	House	Reptd Fav		
5/4/2021	House	Ref to the Com on Local Government - Land Use, Planning and Development, if favorable, Rules, Calendar, and Operations of the House		
5/4/2021	House	Passed 1st Reading		
5/3/2021	House	Filed		

DRAFT: DRH10392-BGf-1





# H 783 – Permit Technicians

## Representative Von Haefen/Brody



### § 143-151.22. State Building Code Permit Technician.

- Establishes certification & program for permit technicians (this will be the 7<sup>th</sup> NC certification- Qualification Board).
- Standard certification will require the completion of the 2-day law and administrative short course (**passing end of course exam**), and;
- Requires a course specific to permit technicians (**possible 4 day with successful passing of end of course exam**).
- **\$20 cost** for initial certification and **\$10 each year** to renew certification.
- **3 hours** of approved continued education requirement each year
- **Qualified Code Official waiver-** Inspectors holding a standard Building certification can apply without exam for the permit tech certification.
- **Comity-** Is allowed without a state exam but technician must complete the short courses within 1 year of obtain the standard certification.



**The Permit Technician:  
Where it All Begins**



# H 783 – Permit Technicians Representative Von Haefen/Brody

Committee

## § 143-151.22. State Building Code Permit Technician.

Diving into  
the weeds??



"§ 143-151.22. State Building Code Permit Technician; certification program; professional development requirements; renewal of certificates; fees; exam waivers.

(a) **State Building Code Permit Technician Certification Program.** The Board shall develop a State Building Code Permit Technician certification **program** and State Building Code Permit Technician **Certificate**. To obtain a certificate, a person must pass an examination, as prescribed by the Board, that is based on the North Carolina State Building Code, administrative procedures applicable to permit administration, and relevant topics in support of Code-enforcement officials and local inspection departments

### The Rules

Probationary Certificates?

End of course exams?

Course content and material-SME's?

State exams?

H783 Link

The Permit Technician:  
Where it All Begins





# **H 783 – Permit Technicians Representative Von Haefen/Brody**

**§ 143-151.22. State Building Code Permit Technician.**

## **Course Outline (4-day course)**

---

**Certification and Exam Process** (study material and books needed)

**Historical Background**

**Administration Aspects**

**Scope of the Codes** (Single Family vs. General Building)

**When Permits are Required**

**Understanding Blueprints/Appendix B**

**Permit Application & Information**

**Occupancies and Types of Construction**

**Zoning Introduction**

(Horizontal construction/Land usage regulations)





**H 291** – AN ACT TO ESTABLISH AND **REQUIRE CERTAIN TIMELINES** FOR PLAN REVIEW AND APPROVAL OF COMMERCIAL AND MULTIFAMILY BUILDING PLANS FOR LOCAL GOVERNMENTS, TO PROVIDE **ALTERNATIVE METHODS FOR PLAN REVIEW**, TO REQUIRE THE **COMMISSIONER OF INSURANCE TO PROVIDE FURTHER LOCAL GOVERNMENT INSPECTION DEPARTMENT OVERSIGHT**, AND TO REQUIRE LOCAL GOVERNMENTS TO **REMIT A PORTION OF PERMIT FEES** TO THE DEPARTMENT OF INSURANCE.

Representative Zenger, Potts & Johnson

**Committee**

**OVERVIEW: The Proposed Committee Substitute (PCS) to House Bill 291 would do all of the following:**

- Require a local government to perform **initial plan reviews** and issue building permit decisions for commercial and multifamily building plans submitted within **21 days, or within 15 days** from the receipt of additional requested information or a resubmitted plan.
- After plan approval the permit must be issued within **72 hours**.
- Provide an **alternative method** of initial plan review for **commercial and multifamily building plans** if the local government is unable to complete the review within the applicable timeframes.
  - a) For these alternative methods, a local government or a building permit applicant (as applicable) may utilize the Department of Insurance (DOI) and its **marketplace pool** of qualified Code-enforcement officials, or a third-party **architect or engineer** qualified by the North Carolina Code Officials Qualification Board.
- Require **DOI to promote consistent application** of the North Carolina Building Code through general oversight of inspection departments and to create various related programs, and further require that **local inspection departments remit 2% of Building Code permit fees annually** to the DOI for administration for these programs.
- **Prohibit** a local government from delaying the issuance of a permit or a **temporary certificate of occupancy** when it requires **specifications or manufacturer engineering information** on an element, component, or fixture related to the submitted plans.
- **Waive liabilities**, duties and responsibilities from claims arising out of plan review performed by a **third-part reviewer**.

**referred to committee  
on 5-11-2021**

ALL VOTES									
DATE	SUBJECT	RCS#	AYE	NO	NV	EXC.ABS.	EXC.VOTE	TOTAL	RESULT
5/10/2021 5:11 p.m.	Second Reading	[H]-256	79	33	1	7	0	112	PASS





Continued

## **H 291 – Limiting Permit Plan Review Time** **Representative Zenger**

### ***DOI's responses***

**Committee**

- Will continue to meet and work on bill to reach some sort of consensus without privatizing.

### **Key changes already made**

1. Representative Zenger agreed that the 21 days is business days.
2. Changed C4 requiring jurisdiction to get additional info if required
3. Put DOI in-place to be able to answer issues related to the permitting process instead of facing knee jerk legislation driven by perceived or true abuse of the system.





**SB308**- AN ACT TO PREVENT **DELAY IN THE ISSUANCE OF TEMPORARY CERTIFICATES OF OCCUPANCY**, TO CLARIFY ELECTRIC WIRING REQUIREMENT REFERENCES, AND TO MODIFY ONE- OR TWO-FAMILY DWELLING RESIDENTIAL DEVELOPMENT FIRE APPARATUS ACCESS ROAD REQUIREMENTS.

Senator Johnson & Jarvis

**Passed**

**SECTION 1.(a) G.S. 160D-1104(d), as amended by Section 12.5(b) of S.L. 2021-117 and Section 4(a) of S.L. 2021-121, reads as rewritten:**

(d) "For each requested inspection, the inspector shall inform the permit holder of instances in which the work inspected is incomplete or otherwise fails to meet the requirements of the North Carolina Residential Code for One- and Two-Family Dwellings or the North Carolina Building Code. When a subsequent inspection is conducted to verify completion or correction of instances of Code noncompliance, **any additional violations** of the Code noted by the inspector **on items already approved** by the inspections department **may shall not** delay the issuance of a temporary certificate of occupancy, **but and** the inspections department shall not charge a fee for reinspection of those items."

**SECTION 1.(b)** This section becomes **effective January 1, 2022** and applies to inspections associated with permits applied for on or after that date.

**Temporary  
Certificate of  
Occupancy**







# H 366 – Remote Inspections

Representatives Yarborough, Bradford, Moffitt, and Riddell

**Passed**

**REMOTE INSPECTIONS FOR NORTH CAROLINA STATE BUILDING CODE COMPLIANCE SECTION 12.5.(a) G.S. 143-139(b) is amended by adding a new subdivision to read:**

**"(3) Develop eligibility criteria for and procedures to conduct certain inspections required by the North Carolina State Building Code as **remote inspections**. For the purposes of this subdivision, a "remote inspection" means an inspection of the manner of construction for North Carolina State Building Code compliance that an inspector conducts by (i) interactive real-time audio and video communication with a permit holder or (ii) a review of an electronic video recording submission by a permit holder."**

**Assigned to DOI-Effective  
January 1<sup>st</sup>, 2022**





# H 366 – Remote Inspections

Representatives Yarborough, Bradford, Moffitt, and Riddell

**Passed**

## **"§ 160D-1104.1. Remote inspection alternative.**

An inspection department shall implement remote inspection procedures in accordance with criteria and procedures developed pursuant to G.S. 143-139(b)(3). An inspection department must provide the option to elect remote inspections for a project to a building permit applicant. An inspection department must specify the extent to which a project is eligible for remote inspections at the time of building permit issuance."

**Assigned to DOI-Effective  
January 1<sup>st</sup>, 2022**







## **H 489** – AN ACT TO PROVIDE VARIOUS BUILDING CODE AND DEVELOPMENT REGULATORY REFORMS.

Representative Brody

**Passed**

**OVERVIEW:** House Bill 489 would make changes to laws that apply to general contractors; the State Building Code; and various laws pertaining to development regulation by local governments and under Chapter 160D of the General Statutes including:

- Authorizing the **State Licensing Board for General Contractors** to require **criminal background checks** for licensure applicants, and making other changes to the laws that relate to the Board.
- Requiring the **Building Code Council** to obtain **objective economic analysis** or cost-benefit analysis on certain proposed amendments to the State Building Code.
- Requiring **the Building Code Council** to **adopt rules amending** the North Carolina Fire Code, and the North Carolina Residential Code and Plumbing Code.



**Effective date  
August 2021**





## **H 489** – AN ACT TO PROVIDE VARIOUS BUILDING CODE AND DEVELOPMENT REGULATORY REFORMS.

Representative Brody

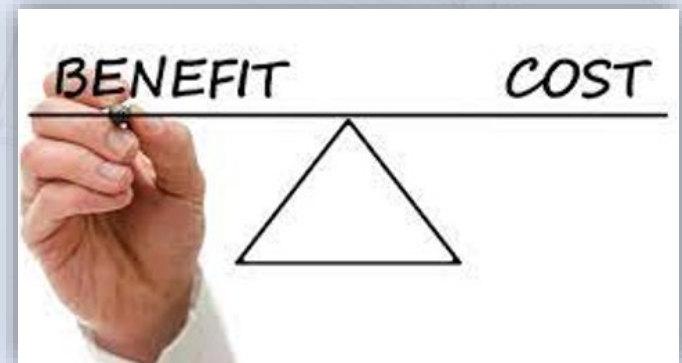
Continued

Passed

### **§ 143-138. North Carolina State Building Code.**

#### **(d1) Cost-Benefit Analysis.**

- Cost-benefit analyses is required for Energy Code amendments.
- Could slow the code amendment process by as much as 3 months as DOI staff is likely assigned the task of developing the cost-benefit analysis.





Portion of code change proposal  
form that asks for cost impacts

Continued

Passed



**APPENDIX C**  
**CODE CHANGE PROPOSAL**  
**NORTH CAROLINA**  
**BUILDING CODE COUNCIL**

325 North Salisbury Street, Room 5\_44  
Raleigh, North Carolina 27603  
(919) 647-0095

Carl.Martin@ncdoi.gov

Petition for Rule Making

Item Number \_\_\_\_\_

Granted by BCC \_\_\_\_\_

Adopted by BCC \_\_\_\_\_

Approved by RRC \_\_\_\_\_

Denied by BCC \_\_\_\_\_

Disapproved by BCC \_\_\_\_\_

Objection by RRC \_\_\_\_\_

Please type. Continue proposal or reason on plain paper attached to this form. See reverse side for instructions.

Will this proposal change the cost of construction? Decrease [ ] Increase [ ] No [ x ]

Will this proposal increase the cost of a dwelling by \$80 or more? Yes [ ] No [ x ]

Will this proposal affect Local or State funds? Local [ ] State [ ] No [ x ]

Will this proposal cause a substantial economic impact ( $\geq \$1,000,000$ )? Yes [ ] No [ x ]

Non-Substantial - Provide an economic analysis including benefit/cost estimates.

Substantial - The economic analysis must also include 2-alternatives, time value of money and risk analysis.



Continued

# H 489 – Regulatory Reform

## Representative Brody

Committee

**Section 4**, effective when law, and applicable to inspections conducted on or after that date would:

- Prohibit local governments from charging fees to inspect for compliance with the **North Carolina Residential Code for One- and Two-Family Dwellings** where all of the following apply:
  1. The new violation was discovered during an inspection to verify completion or correction of Code violations from a **previous inspection**.
  2. The new violation was within an area of work for which a **final** inspection has already been conducted.







# **H 865 – AN ACT TO AUTHORIZE INSPECTIONS BY PRIVATE INSPECTORS OF COMMERCIAL BUILDINGS AND STRUCTURES FOR COMPLIANCE WITH THE NORTH CAROLINA STATE BUILDING CODE.**

**Committee**

## **BILL ANALYSIS:**

Section 1, effective October 1, 2021, would:

- Define the terms "private commercial inspection" and "private commercial inspector."
- **Authorize the Q-Board to:**
  - Certify and register persons as a qualified private commercial inspectors (PCI).
  - Require PCI applicants to pass an exam based on the Code and its administrative procedures.
  - Issue a PCI certificate to and exempt from the exam requirement:
    1. Code-enforcement officials in this State and other states with equivalent standards.
    2. Code-enforcement officials certified by the International Code Council.
    3. Licensed N.C. architects and engineers.
  - Issue both a standard and limited PCI certificate in building inspection, electrical inspection, mechanical inspection, plumbing inspection, and fire inspection.
  - Limit a PCIs inspection to only those areas in which the inspector is certified.
  - Establish the continuing education and professional development requirements for PCIs and to adopt rules to implement those requirements.
  - Charge a fee for initial PCI certification, for certification renewal, and for certification registration.





## **H 865** – AN ACT TO AUTHORIZE INSPECTIONS **BY PRIVATE INSPECTORS OF COMMERCIAL BUILDINGS AND STRUCTURES** FOR COMPLIANCE WITH THE NORTH 4 CAROLINA STATE BUILDING CODE.

**Committee**

- **Prohibit PCIs** from inspecting any properties in which the inspector - or one with whom the inspector has a close familial, business, or associational relationship - has an ownership or direct financial interest in.
- **Subject PCIs to the disciplinary provisions** of the Q-Board and makes it a Class 1 misdemeanor to hold oneself out as a PCI without valid Q-Board certification.
- **Require PCIs** to register with the Q-Board and require the Q-Board to maintain a list of all registered PCIs on the Department of Insurance website.





## **H 865 – AN ACT TO AUTHORIZE INSPECTIONS BY PRIVATE INSPECTORS OF COMMERCIAL BUILDINGS AND STRUCTURES FOR COMPLIANCE WITH THE NORTH 4 CAROLINA STATE BUILDING CODE.**

**Committee**

### **Section 2, effective January 1, 2022, would:**

- Require local governments to reimburse inspection fees paid by permit holders for any inspections conducted by PCIs.
- Alleviate local governments from the duty of inspecting for Code compliance, those commercial buildings and structures being inspected by PCIs.
- Require local governments to conduct all final fire inspections.

**And More-develops an entire program over allowing PCI's.**



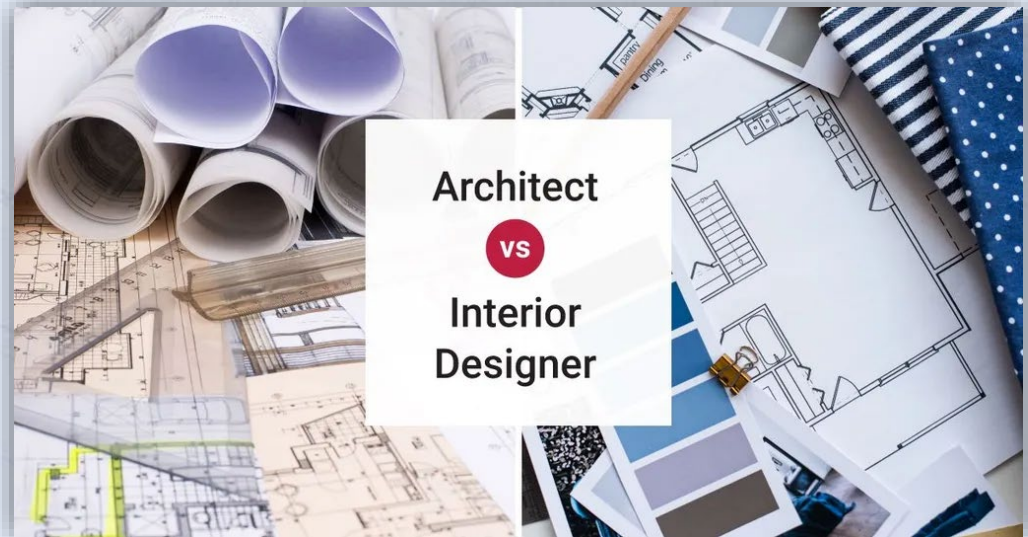




# S 188/H 223 – Interior Designers

S188/Passed

- Regulated by the NC Board of Architecture. Creates a hole program for interior designers
- Very limited cannot affect loadbearing structure or exits.



# Seal options-Different layout



Seals - Other States

## Arkansas



## Florida







lity of the North Carolina Board of  
red Interior Designers is to safeguard  
and welfare of the people of North  
at those individuals licensed to  
registered interior designer in this



Board now has on  
their main page  
that registration is  
now open



## INTERIOR DESIGNER REGISTRATION NOW OPEN!!!

Individuals who wish to apply for registration as an interior designer may now do so by completing the [form at this link](#).

The rules and qualifications are [found here](#).

### 21 NCAC 02 .0306 INTERIOR DESIGN REGISTRATION

(a) Those individuals who wish to become registered to practice as a registered interior designer in North Carolina, shall demonstrate that they have satisfied the educational and professional experience eligibility requirements

adopted by the Council for Interior Design Qualification (CIDQ) to sit for the Council for Interior Design

Qualification Examination (NCIDQ), shall successfully complete the NCIDQ Examination and submit the Board

application for registration and fee. Revocation of the certificate by NCIDQ shall automatically suspend the interior designer's registration to practice in North Carolina until such time as the certificate is reinstated by NCIDQ.

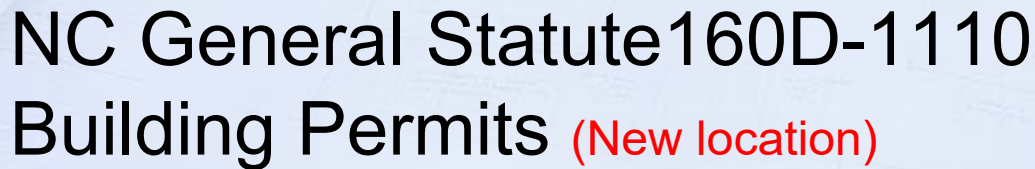
(b) An architect may be granted registration to practice interior design so long as they are currently licensed and in good standing in the State of North Carolina and submit the Board application for registration and fee.

(c) The Board in order to augment the evidence submitted in an application may interview with the applicant to satisfy the Board, or its designee that the applicant has had sufficient interior design practice experience to be able to competently practice registered interior design in this state.

(d) The standards of the CIDQ and NCIDQ and its components are hereby incorporated by reference including subsequent amendments and editions, and can be accessed at no charge at [www.cidq.org](http://www.cidq.org).







- (1) The construction, reconstruction, alteration, repair, movement, or demolition of any building or structure.
- (2) The installation, extension, or general repair of any plumbing system except that in any one- or two-family dwelling unit a permit is not required for the connection of a water heater that is being replaced if (i) the work is performed by a person licensed under G.S. 87-21 who personally examines the work at completion and ensures that a leak test has been performed on the gas piping, and (ii) the energy use rate or thermal input is not greater than that of the water heater that is being replaced, there is no change in fuel, energy source, location, capacity, or routing or sizing of venting and piping, and the replacement is installed in accordance with the current edition of the State Building Code.
- (3) The installation, extension, alteration, or general repair of any heating or cooling equipment system.
- (4) The installation, extension, alteration, or general repair of any electrical wiring, devices, appliances, or equipment, except that in any one- or two-family dwelling unit a permit is not required for repair or replacement of electrical lighting fixtures or devices, such as receptacles and lighting switches, or for the connection of an existing branch circuit to an electric water heater that is being replaced if all of the following requirements are met:
  - a. With respect to electric water heaters, the replacement water heater is placed in the same location and is of the same or less capacity and electrical rating as the original.
  - b. With respect to electrical lighting fixtures and devices, the replacement is with a fixture or device having the same voltage and the same or less amperage.
  - c. The work is performed by a person licensed under G.S. 87-43.
  - d. The repair or replacement installation meets the current edition of the State Building Code, including the State Electrical Code.

However, a building permit is **not required** for the installation, maintenance, or replacement of any load control device or equipment by an electric power supplier, as defined in G.S. 62-133.8, or an electrical contractor contracted by the electric power supplier, so long as the work is subject to supervision by an electrical contractor licensed under Article 4 of Chapter 87 of the General Statutes. The electric power supplier shall provide such installation, maintenance, or replacement in accordance with (i) an activity or program ordered, authorized, or approved by the North Carolina Utilities Commission pursuant to G.S. 62-133.8 or G.S. 62-133.9 or (ii) a similar program undertaken by a municipal electric service provider, whether the installation, modification, or replacement is made before or after the point of delivery of electric service to the customer. The exemption under this subsection applies to all existing installations.





# NC General Statute 160D-1110

## Building Permits (New location)

(b) A building permit shall be in **writing** and shall **contain a provision that the work done shall comply with the North Carolina State Building Code and all other applicable State and local laws**. **Nothing in this section** requires a local government to review and approve residential building plans submitted to the local government pursuant to the North Carolina Residential Code, provided that the local government may review and approve the residential building plans as it deems necessary. If a local government chooses to review residential building plans for any structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings, **all initial reviews for the building permit must be performed within 15 business days of submission of the plans**. A local government **shall not require** residential building plans for one- and two-family dwellings to be sealed by a licensed engineer or licensed architect unless required by the North Carolina State Building Code. **No building permits shall 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 licensed architect or licensed engineer, **no building permit shall be issued** unless the plans and specifications bear the North Carolina seal of a licensed architect or of a licensed engineer. When any provision of the General Statutes of North Carolina or of any ordinance or development or zoning regulation requires that work be done by a licensed specialty contractor of any kind, no building permit for the work shall be issued unless the work is to be performed by such a duly licensed contractor.

### Section (b)





(New location)

unless the work involves any of the following:

- (1) The addition, repair, or replacement of load-bearing structures. However, no permit is required for replacement of windows, doors, exterior siding, or the pickets, railings, stair treads, and decking of porches and exterior decks.
- (2) The addition or change in the design of plumbing. However, no permit is required for replacements otherwise meeting the requirements of this subsection that do not change size or capacity.
- (3) The addition, replacement, or change in the design of heating, air-conditioning, or electrical wiring, devices, appliances, or equipment, other than like-kind replacement of electrical devices and lighting fixtures.
- (4) The use of materials not permitted by the North Carolina Residential Code for One- and Two-Family Dwellings.
- (5) The addition (excluding replacement) of roofing.

## Section (c)

# The exclusion section





# NC General Statute 160D-1110(c) Building Permits (New location)

## Section (c)

The exclusion section add all the same exclusion from residential to commercial

### SECTION 4.(a) G.S. 160D-1110(c) reads as rewritten:

"(c) No permit issued under Article 9 or 9C of Chapter 143 of the General Statutes is required for any construction, installation, repair, replacement, or alteration performed in accordance with the current edition of the North Carolina State Building Code costing ~~fifteen thousand dollars (\$15,000)~~ twenty thousand dollars (\$20,000) or less in any single-family residence or residence, farm building, building, or commercial building unless the work involves any of the following:

- (1) The addition, repair, or replacement of load-bearing structures. However, no permit is required for replacement of windows, doors, exterior siding, or the pickets, railings, stair treads, and decking of porches and exterior ~~decks~~ decks that otherwise meet the requirements of this subsection.
- (2) The addition or change in the design of plumbing. However, no permit is required for replacements otherwise meeting the requirements of this subsection that do not change size or capacity.
- (3) The addition, replacement, or change in the design of heating, air-conditioning, or electrical wiring, devices, appliances, or equipment, other than like-kind replacement of electrical devices and lighting fixtures.

**New changes effective December 15<sup>th</sup>, 2021**







# NC General Statute 160D-1110(c) Building Permits (New location)

- (4) The use of materials not permitted by the North Carolina ~~Residential Code for One and Two Family Dwellings~~. State Building Code.
- (5) The addition (excluding replacement) of roofing.
- (6) Any changes to which the North Carolina Fire Prevention Code applies."

**SECTION 2.(a)** G.S. 143-138, as amended by Section 2 of S.L. 2021-121, is amended by adding a new subsection to read:

"(b21) **Exclusion for Certain Minor Activities in Commercial Buildings and Structures.** – No permit shall be required under the Code or any local variance thereof approved under subsection (e) of this section for any construction, installation, repair, replacement, or alteration performed in accordance with the current edition of the North Carolina State Building Code costing twenty thousand dollars (\$20,000) or less in any commercial building or structure unless the work involves any of the activities described in subdivisions (1) through (6) of subsection (b5) of this

section. For the purpose of determining applicability of permit exclusions for a commercial building or structure under this subsection, subsection (b5) of this section, and G.S. 160D-1110(c), cost is the total cost of work, including all building addition, demolition, alteration, and repair work, occurring on the property within 12 consecutive months."

## Section (c)

The exclusion section

Another section of SB329

New changes effective December 15<sup>th</sup>, 2021



