



# APPENDIX C CODE CHANGE PROPOSAL NORTH CAROLINA BUILDING CODE COUNCIL

325 North Salisbury Street, Room 5\_44  
Raleigh, North Carolina 27603  
(919) 647-0009  
carl.martin@ncdoi.gov

Granted by BCC \_\_\_\_\_ Adopted by BCC \_\_\_\_\_ Item Number \_\_\_\_\_  
Denied by BCC \_\_\_\_\_ Disapproved by BCC \_\_\_\_\_ Approved by RRC \_\_\_\_\_  
Objection by RRC \_\_\_\_\_

PROPONENT: Carl Martin PHONE: (919) 888-0284  
REPRESENTING: NC DOI  
ADDRESS: 1202 Mail Service Center  
CITY: Raleigh STATE: NC ZIP: 27699  
E-MAIL: carl.martin@ncdoi.gov FAX: ( ) -

North Carolina State Building Code, Volume Residential Code - Sections R101.2 & R202

CHECK ONE:  Revise section to read as follows:  Delete section and substitute the following:  
 Add new section to read as follows:  Delete section without substitution:

LINE THROUGH MATERIAL TO BE DELETED                      UNDERLINE MATERIAL TO BE ADDED

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

### R101.2 Scope.

The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height. Single family dwellings otherwise permitted by this code shall include bed and breakfast homes.

#### Exceptions:

1. Live/work units ~~located in townhouses and~~ complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be built as one- and two- family dwellings or townhouses. Fire suppression required by Section 419.5 of the *International Building Code* where constructed under the *International Residential Code for One- and Two-family Dwellings* shall conform to Section P2904.
2. Deleted.

### Section R202 DEFINITIONS

LIVE/WORK UNIT. A dwelling unit in which more than 10 percent and less than 50 percent of the space includes a nonresidential use that is operated by the tenant.

Will this proposal change the cost of construction? Decrease  Increase  No   
Will this proposal increase to the cost of a dwelling by \$80 or more? Yes  No   
Will this proposal affect the Local or State funds? Local  State  No   
Will this proposal cause a substantial economic impact (≥\$1,000,000)? Yes  No

- 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.

- Pursuant to §143-138(a1)(2) a cost-benefit analysis is required for all proposed amendments to the NC Energy Conservation Code. The Building Code Council shall also require same for the NC Residential Code, Chapter 11.
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**REASON:** The purpose of the amendment is to define the term “live/work” unit and how the term applies to the NC Residential Code.

Because this amendment is a clarification of code intent there would be no additional cost or savings.

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Signature:           *Cal Yanti*          

Date: 12/20/2021

BCC CODE CHANGES  
FORM 11/26/19