



APPENDIX C CODE CHANGE PROPOSAL NORTH CAROLINA BUILDING CODE COUNCIL

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Granted by BCC _____	Adopted by BCC _____	Item Number _____
Denied by BCC _____	Disapproved by BCC _____	Approved by RRC _____
		Objection by RRC _____

PROPONENT: BCC NCAC&P Standing Committee PHONE: (919)888-0284
 REPRESENTING: BCC NCAC&P Standing Committee
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North Carolina State Building Code, Volume Administrative Code & Policies
 - Section 107 Inspections

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.

SEE ATTACHMENT A FOR THE PROPOSED AMENDMENT APPROVED BY THE NC ADMINISTRATIVE CODE AND POLICIES STANDING COMMITTEE.

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.

REASON: This amendment is proposed to protect the public by requiring sheathing inspections where the sheathing is a major structural component for the lateral force resisting system. NC General Assembly Session Law 108, which became law on 8/16/23, limits permanent rules regarding sheathing inspections to regions in NC where the ultimate wind speed is 140 miles per hour or higher. A previous version of the bill prohibited the requirement of sheathing inspections in its entirety however, concessions were made to address public concerns.

Signature: *David B. Rittlinger* Date: September 13, 2023

BCC CODE CHANGES
FORM 11/26/19

ATTACHMENT A

107.1 General. The inspection department shall perform the following inspections:

1. Footing – 107.1.1;
2. Under slab, as appropriate – 107.1.2;
3. Foundation – 107.1.3;
4. Building framing – 107.1.4;
5. Sheathing – 107.1.5;
- ~~5~~ 6. Rough-in ~~107.1.5~~ 107.1.6;
- ~~6~~ 7. Insulation ~~107.1.6~~ 107.1.7;
- ~~7~~ 8. Fire protection ~~107.1.7~~ 107.1.8; and
- ~~8~~ 9. Final ~~107.1.8~~ 107.1.9.

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107.1.5 Sheathing inspection. Required for structures constructed under the NC Building Code where the exterior sheathing is part of the lateral force resistance system. Required for dwellings constructed under the NC Residential Code in 140 mph wind zones or higher where the exterior sheathing is part of the wall bracing system. Sheathing inspection shall be made during or after the framing inspection, but before the water-resistant barrier and exterior finish is installed.

Commentary: This inspection verifies that sheathing and sheathing fasteners are installed as required by the code or the design professional. Sheathing fasteners connect sheathing to the framing to prevent framing from racking during wind or seismic loads. At the discretion of the building inspector, this inspection can be performed concurrently with the framing inspection.

~~107.1.5~~ 107.1.6 Rough-in inspection. Rough-in inspections shall be made when all building framing and parts of the electrical, plumbing, fire protection, or heating-ventilation or cooling system that will be hidden from view in the finished building have been placed, but before any wall, ceiling finish, or building insulation is installed.

Commentary: Plumbing, mechanical, and electrical components installed underground should be considered as rough-in inspections and may be inspected at any point during construction prior to covering.

~~107.1.6~~ 107.1.7 Insulation inspection. Insulation inspections shall be made after an approved building framing and rough-in inspection and after the permanent roof covering is installed, with all insulation and vapor retarders in place, but before any wall or ceiling covering is applied.

Commentary: Insulation baffles that cannot be seen at this inspection, such as vaulted ceilings with concealed rafter cavities, should have baffles installed at framing inspection for verification.

It is acceptable that wall cavity insulation enclosed by an air barrier material behind tubs, showers, and fireplace units installed on exterior walls may not be observable by the code official.

~~107.1.7~~ 107.1.8 Fire protection inspection. Fire protection inspections shall be made in all buildings where any material is used for fire protection purposes. The permit holder or his agent shall notify the inspection department after all fire protection materials are in place. Fire protection materials shall not be concealed until inspected and approved by the code enforcement official.

Commentary: Fire protection inspection is typically performed in commercial building structures and is required in addition to any special inspection as listed in Chapter 17 of the North Carolina Building Code.

~~107.1.8~~ 107.1.9 Final inspection. Final inspections shall be made for each trade after completion of the work authorized under the technical codes.

Commentary: Each trade shall complete a final inspection giving approval to permitted work. Work required by the technical codes shall be complete before being requested. Temporary power and temporary certificate of occupancy (TCO) requests are allowed prior to final inspection.