

B-13: Resubmitted on 12/12/23 to ensure compliance with NCGS 150B Administrative Procedures Act.

NCBCC adopted as modified at the NCBCC Meeting on 9/12/23. As part of the approval, "to" was deleted and replaced with "in" by the NCBCC as a non-substantial change.

**Item D – 5 Request from Carl Martin representing NCDOI to amend the 2024 NC Existing Building Code, Section 101.2 as follows** (230314 Item B-10):  
**[A] 101.2 Scope.** The provisions of this code shall apply to the *repair, alteration, change of occupancy, addition* to and relocation of *existing buildings*.

**Exceptions:**

1. Detached on- 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, shall comply with this code or the *International Residential Code*.
2. This code shall not apply to buildings constructed under exemption by North Carolina State law to compliance with North Carolina State Building Codes.

The Existing Building Committee recommends approval of this item.

**Commercial Super Committee: Motion to approve made by K. Wooten. Second made by C. Berg.**

After discussion of this item, K. Wooten withdrew her motion to approve this item as it is currently written and C. Berg withdrew his second in order to revise the language in Exception #2.

Exception #2 was amended to read as follows:

2. This code shall not apply to buildings constructed under exemption by North Carolina State law to in compliance with North Carolina State Building Codes.

**Motion to approve as amended made by K. Wooten. Second made by C. Berg.  
Motion unanimously passed.**

**Building Code Council: Motion to approve as amended by the Commercial Super Committee made by M. Ali. Second made by K. Wooten.  
Motion unanimously passed as amended.**

No public comments were received at the NCBCC Public Hearing on 6/13/23

**Item C – 5 Request from Carl Martin representing NCDOI to amend the 2024 NC Existing Building Code, Section 101.2 as follows** (230314 Item-10):

**[A] 101.2 Scope.** The provisions of this code shall apply to the *repair, alteration, change of occupancy, addition to and relocation of existing buildings*.

**Exceptions:**

1. Detached on- 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, shall comply with this code or the *International Residential Code*.
2. This code shall not apply to buildings constructed under exemption by North Carolina State law to compliance with North Carolina State Building Codes.

NCBCC voted in favor of the proposal at the NCBCC Meeting on 3/14/23.

**Item B – 10 Request from Carl Martin representing NCDOT to amend the 2024 NC Existing Building Code, Section 101.2 as follows:**

- [A] 101.2 Scope.** The provisions of this code shall apply to the *repair, alteration, change of occupancy, addition to and relocation of existing buildings.*

4/11/2023

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**Exceptions:**

1. 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, shall comply with this code or the *International Residential Code*.
2. This code shall not apply to buildings constructed under exemption by North Carolina State law to compliance with North Carolina State Building Codes.

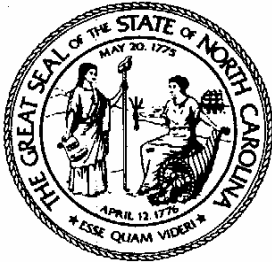
Carl Martin, NCDOT staff, summarized this item for the Council.

Mark Matheny, Chair of the Existing Building Standing Committee stated this item has the support of the committee to be brought before the Council for a vote.

**Residential Super Committee: Motion to accept this item made by J. Hilton.  
Second made by D. Shearin.  
Motion passed.**

**Commercial Super Committee: Motion to accept this item made by G. Shealey.  
Second made by M. Matheny.  
Motion passed.**

**Building Code Council: Motion to accept this item made by J. Hilton. Second made by M. Matheny.  
Motion passed.**



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

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

**B-10**

**B-13: Resubmitted on 12/12/23  
 to ensure compliance with NCGS  
 150B Administrative Procedures  
 Act.**

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

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

North Carolina State Building Code, Volume 2024 Existing Building - Section 101.2

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.

**[A] 101.2 Scope.** The provisions of this code shall apply to the *repair, alteration, change of occupancy, addition* to and relocation of *existing buildings*.

**Exceptions:**

1. 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, shall comply with this code or the *International Residential Code*.
2. This code shall not apply to buildings constructed under exemption by North Carolina State law to compliance with North Carolina State Building Codes.

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:** The purpose of this amendment is to indicate how this code relates to buildings that are constructed without required compliance to the NC State Building Codes because use of this code assumes a structure complied with minimum safety requirements of a previous code.

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BCC CODE CHANGES

Signature: CARL MARTIN

Date: January 13, 2023

FORM 11/26/19