

# 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 _____	Petition for Rule Making _____	Item Number _____
Denied by BCC _____	Disapproved by BCC _____	Approved by RRC _____	Objection by RRC _____

PROPONENT: Judith Dowdall \_\_\_\_\_ PHONE: (704-807-4162)  
 REPRESENTING: Judith Dowdall  
 ADDRESS: 10125 Westmoreland Rd 3F \_\_\_\_\_  
 CITY: Cornelius \_\_\_\_\_ STATE: NC \_\_\_\_\_ ZIP: 28031 \_\_\_\_\_  
 E-MAIL: judeebell@gmail.com \_\_\_\_\_ FAX: ( ) - \_\_\_\_\_

North Carolina State Building Code, Volume: Fire Code and Building Code- Section: 903.3.1.2.1 \_\_\_\_\_

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.

~~903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units and sleeping units where the building is of Type V construction, provided there is a roof or deck above.~~

~~Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.~~

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.

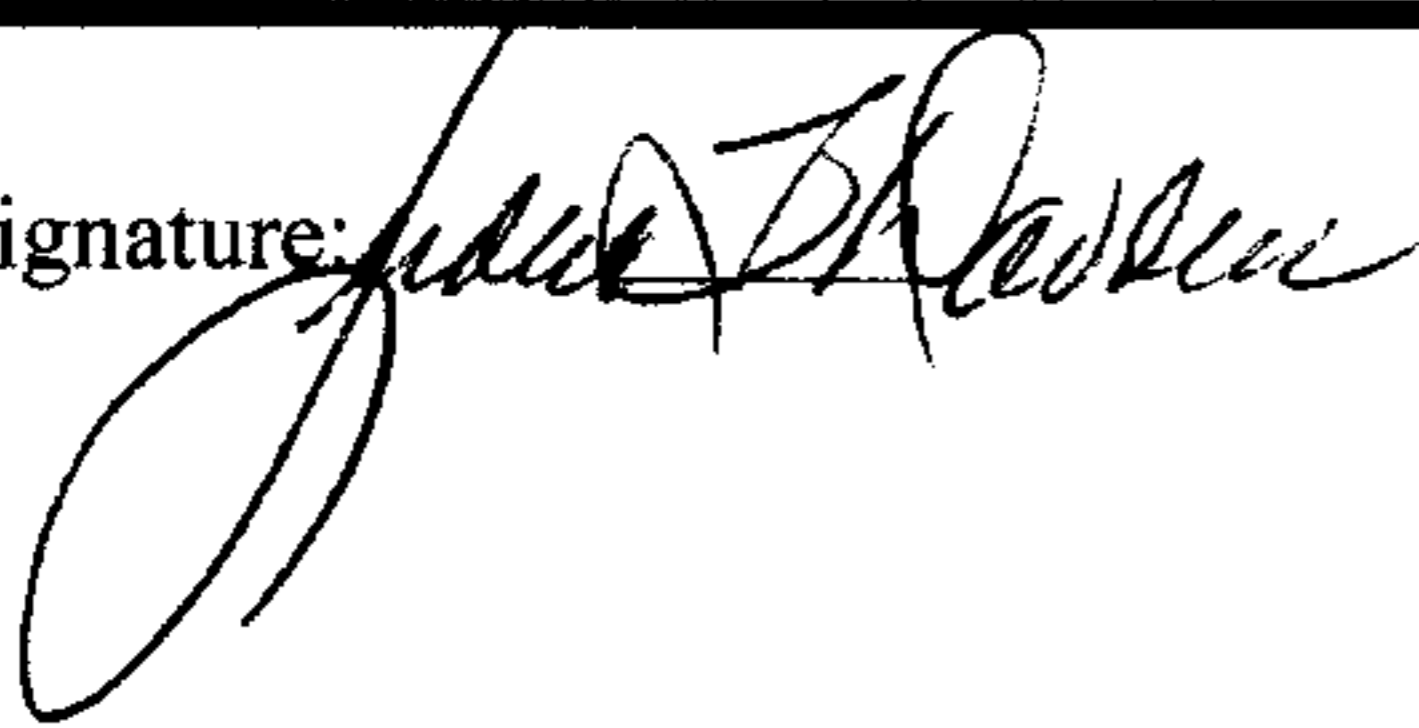
**REASON: On Christmas Eve 12/24/2022 the outside sprinkler head froze and water burst through the sheetrock of my condo and flooded the entire unit. It was under so much presser that it shot from the outside wall all the way through the unit to the wall that was at the exit door. If I had been in the line of fire I would have been seriously injured or killed. The clean up and repair took 8 weeks and was very expensive. The flooding damaged the condo directly under my third floor unit and the one below that. This also happened to another building but the owner of the third floor condo was not at home. It**

**thoroughly destroyed all three condos, hers and the two below it. According to BVS who maintains the sprinklers in this community there were 300 similar incidents at this time.**

**This outside sprinkler serves no purpose. I'm told it's in case someone puts a grill on the balcony. Grills are not allowed in this community and it is strictly enforced. If you must use a grill it has to be 10 feet from the building. Against my request the sprinkler head is once again outside on my balcony, because it is code I'm told.**

**Please change this code. It is getting very cold in NC. These sprinklers are not made for weather that goes to eight degrees. To keep insisting on them endangers all of us and our property.**

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Signature:  Date: 3/23/23\_ FORM 11/26/19 BCC CODE CHANGES