



# North Carolina Building Code Council

Staffed by the NC Department of Insurance

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## Building Code Council

### Chair:

Bridget Herring - 29  
(Public Representative)

### Vice Chairman:

Mark Matheny - 27  
(Building Inspector)

### Members:

Michael Ali, PE - 29  
(State Agency)

Robert Axford - 25  
(Electrical Contractor)

Chris Berg, PE - 27  
(Structural Engineer)

Andrew C. Cole, AIA - 28  
(Architect)

Ralph Euchner - 25  
(Gas Industry)

David Gieser, RA - 28  
(Architect)

Jeff Hilton - 28  
(Coastal Contractor)

Robert Howard - 29  
(Home Builder)

Natalie MacDonald, PE - 27  
(Mechanical Engineer)

Gloria Shealey - 27  
(General Contractor)

Deborah Shearin - 25  
(Plumbing & Heating Contractor)

Jason B. Shepherd - 27  
(Fire Services)

Kim Wooten, PE - 25  
(Electrical Engineer)

Robert Zapple - 28  
(County Gov't Rep)

## Pending Approval

### Minutes of the North Carolina Building Code Council Public Hearing March 18, 2024 Raleigh, NC

The following are summary minutes. The official minutes of this meeting are recorded. Anyone desiring digital copies of this recording should contact the Engineering Division of the NC Department of Insurance for information and reproduction costs or access the following OSFM website:

<https://www.ncosfm.gov/codes/building-code-council-bcc/bcc-meeting-recordings>. The next scheduled NC Building Code Council meeting will be held **Tuesday, June 11, 2024** at 325 Salisbury Street, Raleigh, NC in Room 245.

Facebook Live was provided for the purpose of allowing the public to view and hear the meeting in process.

Meeting called to order.

A roll call of Council members was completed. All members of the North Carolina Building Code Council were present for the Council meeting except Robert Axford, Ralph Euchner, Natalie MacDonald, and Gloria Shealey. The following members attended virtually: Chris Berg, Robert Howard, Kim Wooten [late arrival], and Rob Zapple.

Consistent with Rules 4:56 and 44:12 of Robert's Rules of Order (12<sup>th</sup> ed.), the presiding officer, Chair Bridget Herring, elected to protect her impartial position by exercising her right to vote only when her vote would affect the outcome by causing or breaking a tie.

**Part C – Notice of Rulemaking Proceedings and Public Hearing**

The following Petitions for Rulemaking have been granted by the Council. Notice of Rulemaking proceedings has been made. The Public Hearing will be held on March 18, 2024, and the Final Adoption meeting may take place on or after March 19, 2024. The written public comment period expires on March 18, 2024. All C items can be viewed and downloaded from: <https://www.ncosfm.gov/news/events/building-code-council-meeting-december-12-2023> and <https://www.ncosfm.gov/news/events/building-code-council-special-meeting-december-19-2023>.

**Item C – 1 Request from the BCC NCAC&P Standing Committee to adopt the 2024 edition of the North Carolina Administrative Code and Policies as presented by the committee. (231219 Item B-1)**

David Rittlinger of NCOSFM staff addressed the Council explaining this item will be withdrawn as a D-item.

**Item C – 2 Request from David Rittlinger representing staff to amend the 2024 NC Administrative Code, Section Appendix B as follows (231219 Item B-2):**

**APPENDIX B**

**2024 BUILDING CODE SUMMARY  
FOR ALL COMMERCIAL PROJECTS**

(EXCEPT ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES)  
(Reproduce the following data on the building plans sheet 1 or 2)

CONTACT: \_\_\_\_\_

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	_____	_____	_____	( ) _____	_____
<u>Registered Interior Designer</u>	_____	_____	_____	( ) _____	_____
Electrical	_____	_____	_____	( ) _____	_____
Fire Alarm	_____	_____	_____	( ) _____	_____
Plumbing	_____	_____	_____	( ) _____	_____
Mechanical	_____	_____	_____	( ) _____	_____
Sprinkler-Standpipe	_____	_____	_____	( ) _____	_____
Structural	_____	_____	_____	( ) _____	_____
Retaining Walls > _____ feet High	_____	_____	_____	( ) _____	_____
Other	_____	_____	_____	( ) _____	_____

("Other" should include firms and individuals such as truss, precast, pre-engineered, nonregistered interior designers, etc.)

....

(Appendix B beyond this portion remains unchanged by this amendment.)

David Rittlinger of NCOSFM staff addressed the Council regarding this item explaining that it will be withdrawn as D-items.

**Item C – 3 Request from NC BCC NCAC&P Standing Committee to amend the 2024 NC Administrative Code and Policies, Section 107 as follows (231212 Item B-1):**

**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 107.1.5107.1.6;

67. Insulation ~~107.1.6~~107.1.7;  
78. Fire protection ~~107.1.7~~107.1.8; and  
89. Final ~~107.1.8~~107.1.9.

**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.*

**107.1.8107.1.9 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.*

No comments.

**Item C – 4 Request from David B. Rittlinger representing staff to amend the 2024 NC Administrative Code and Policies, Section 106.3.1 as follows (231212 Item B-2):**

**106.3 Permit application.**

**106.3.1 Information required.** A permit application shall be filed with the Inspection Department on a form (see Appendix A) furnished for that purpose. The Inspection Department shall make available a list of information that must be submitted with the building permit application, ~~including a complete building code summary (see Appendix A of the Administrative Code and Policies).~~ A local government shall not require a permit applicant to complete an Appendix B with a set of plans submitted for review. A local government shall only request specific building code summary information from a permit applicant it deems relevant in performing a complete plan review. ~~The~~An Inspection Department's full and partial building code summary forms shall be in the exact format as, and contain only the information in, Appendix B of the Administrative Code and Policies, as relevant to the specific form created. ~~The~~An Inspection Department shall only modify its full and partial building code summary forms as set forth in ~~section~~Section ~~103.5~~103.6 Modifications, or as necessary to reflect any changes by the Office of State Fire Marshal to Appendix B that have been approved by the Building Code Council.

No comments.

**Item C – 5 Request from the BCC Building Code Standing Committee to adopt the 2024 edition of the North Carolina Building Code as presented by the committee. (231219 Item B-3)**

No comments.

**Item C – 6 Request from David Rittlinger representing staff to amend the 2024 NC Building Code, Section 101.2 Scope by adding Exceptions #7 and #8 as follows** (231219 Item B-4):

**[A] 101.2 Scope.** The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. Exception: If any of the following apply, then the building or structure is exempt from the provisions of this code:

**Exception:** If any of the following apply, then the building or structure is exempt from the provisions of this code:

....

7. Farm structures exempt by N.C.G.S 143-138(b4).

8. Buildings used for temporary motion picture, television, and theater stage sets and scenery are exempt from use and occupancy classification under the North Carolina State Building Code by N.C.G.S 143-138(b20).

....

No comments.

**Item C – 7 Request from Kate Whalen representing staff to amend the 2024 NC Building Code, Sections 202, 307, and 414 as follows** (231212 Item B-3):

Due to size, this petition can be conveniently viewed at the link below:  
<https://www.ncosfm.gov/news/events/building-code-council-meeting-december-12-2023>

David Rittlinger representing NC OSFM staff explained this item is related to changes to A2OL refrigerants.

**Item C – 8 Request from Cliff Isaac representing the NC Home Builders Association to amend the 2024 NC Building Code, Section 1109.2 by adding #8 as follows** (231212 Item B-6):

8. This section is not applicable to dwellings built under the NC Residential Code that serve as model homes if one temporary ADA accessible portable toilet is provided during the time in which the garage serves as a sales office. A sign shall be provided to direct staff and the public to the ADA portable toilet. Water shall be permitted to be supplied

to the entire dwelling while operating as a model home, and when fully converted to a residential dwelling when meeting the NC Residential Code for 1- and 2 family dwellings.

Cliff Isaac of the North Carolina Home Builder's Association addressed the Council as the proponent of this item.

Mark Matheny of the NCBCC spoke to the complexity of this grey area in the codes regarding this issue and provided thoughts that the current petition still needs work, especially concerning accessibility.

Jeff Hilton of the NCBCC clarified that this situation is temporary only.

Duke Geraghty with the OBX Home Builders Association addressed the Council and spoke in support of this item. He noted that he feels common sense is leaving our industry. He cited a coastal example of this exact situation and noted that the issue never came up when roughly 1200 people paraded through a home. For coastal homes, he noted that it is not reasonable to provide accessibility for this temporary sales situation for homes elevated off the ground. He further cited that the Residential Code should not be considered in this situation.

**Item C – 9 Request from the BCC Fire Prevention Code Standing Committee to adopt the 2024 edition of the North Carolina Fire Prevention Code as presented by the committee. (231219 Item B-5)**

No comments.

**Item C – 10 Request from David Rittlinger representing staff to amend the 2024 NC Fire Code, Section 102.13 Exception to applicability as follows by adding #7 (231219 Item B-6):**

**102.13 Exception to applicability.** The provisions of this code shall not apply to the following:

....

7. Farm structures exempt by N.C.G.S 143-138(b4).

No comments.

**Item C – 11 Request from Marielena Salazar & Kyle Baker representing Shell Retail & Convenience Operations (dba Shell TapUp) to amend the 2024 NC Fire Code, Section 5706.5.4.5 as follows (231219 Item B-7): 5706.5.4.5 Commercial, industrial, governmental or manufacturing establishments. Dispensing of Class I, II and III motor vehicle fuel from**

tank vehicles into the fuel tanks of motor vehicles located at commercial, industrial, governmental or manufacturing establishments is allowed where ~~approved~~permitted provided that such dispensing operations are conducted in accordance with the following:

....

No comments.

**Item C – 12 Request from Jason Shepherd to amend the 2024 NC Building Code, Section 907.2.3.1 and the 2024 NC Fire Code, Section 907.2.3.1 as follows (231219 Item B-8):**

2024 NC Building Code

**907.2.3.1 Automatic smoke detection systems.** An automatic smoke detection system that initiates the occupant notification in accordance with Section 907.5.2.2 shall be installed throughout all stories of Group E buildings.

**Exceptions:**

1. An automatic smoke detection system shall not be required in Group E occupancies with an *occupant load* of 50 or less.
2. An automatic smoke detection system shall not be required in Group E occupancies that are protected with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1.
3. An automatic smoke detection system shall not be required in licensed day care facilities complying with Section 431.

2024 NC Fire Code

**907.2.3.1 Automatic smoke detection systems.** An automatic smoke detection system that initiates the occupant notification in accordance with Section 907.5.2.2 shall be installed throughout all stories of Group E buildings.

**Exceptions:**

1. An automatic smoke detection system shall not be required in Group E occupancies with an *occupant load* of 50 or less.
2. An automatic smoke detection system shall not be required in Group E occupancies that are protected with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1.



3. An automatic smoke detection system shall not be required in licensed day care facilities complying with Section 431 of the International Building Code.

No comments.

**Item C - 13 Request from the Fire Code Revision Committee to amend the 2024 NC Building Code and 2024 NC Fire Code, Sections 1010.2.14, 1010.2.14.4 and 1010.2.1 as follows (231219 Item B-9):**

2024 NC Building Code

**1010.2.14 Controlled egress doors in Groups I-1, I-2, and R-4, and E.**

....

**1010.2.14.4 Group E Classrooms.** Electric locking systems, including electro-mechanical locking systems and electromagnetic locking systems, shall be permitted to be installed on exit or exit access doors leading from Group E classrooms and day care classrooms within a Group E occupancy where identified and documented by the local school administration as having one or more students that require restraint to preserve the safety of the student or students and meeting all of the following:

1. The building is equipped with a fire alarm system in accordance with Section 907.2.3 (Section 907.2.3, Exception 1 is not applicable).
2. The door locks shall unlock on actuation of the fire alarm system and remain unlocked until the fire alarm system has been reset.
3. The door locks shall unlock on loss of power controlling the lock or lock mechanism.
4. A building occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an exit.
5. The procedures for unlocking the doors shall be described and approved as part of the emergency planning and preparedness required by Chapter 4 of the International Fire Code.
6. Staff within the rooms equipped with controlled egress shall have the keys, codes or other means necessary to operate the locking systems.
7. When operated, the locking system shall remain unlocked for not less than 30 seconds.
8. Emergency lighting shall be provided at the door.
9. The door locking system units shall be listed in accordance with UL 294.

....

**1010.2.1 Unlatching.** The unlatching of any door or leaf for egress shall require not more than one motion in a single linear or rotational direction to release all latching and all locking devices.

**Exceptions:**

1. Places of detention or restraint.
2. Where manually operated bolt locks are permitted by Section 1010.2.5.
3. Doors with automatic flush bolts as permitted by Section 1010.2.4, Item 4.
4. Doors from individual *dwelling units* and *sleeping units* of Group R occupancies as permitted by Section 1010.2.4, Item 5.
5. ~~Group E classrooms identified by the local school administration as having one or more students that require restraint to preserve the safety of the student or students shall be permitted to have latching devices that require a maximum of two motions to unlatch the door from the egress side.~~

2024 NC Fire Code

**[BE] 1010.2.14 Controlled egress doors in Groups I-1, I-2, and R-4, and E.**

....

**1010.2.14.4 Group E Classrooms.** Electric locking systems, including electro-mechanical locking systems and electromagnetic locking systems, shall be permitted to be installed on exit or exit access doors leading from Group E classrooms and day care classrooms within a Group E occupancy where identified and documented by the local school administration as having one or more students that require restraint to preserve the safety of the student or students and meeting all of the following:

1. The building is equipped with a *fire alarm system* in accordance with Section 907.2.3 (Section 907.2.3, Exception 1 is not applicable).
2. The door locks shall unlock on actuation of the *fire alarm system* and remain unlocked until the *fire alarm system* has been reset.
3. The door locks shall unlock on loss of power controlling the lock or lock mechanism.
4. A building occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an exit.
5. The procedures for unlocking the doors shall be described and approved as part of the emergency planning and preparedness required by Chapter 4 of the *International Fire Code*.

6. Staff within the rooms equipped with controlled egress shall have the keys, codes or other means necessary to operate the locking systems.

7. When operated, the locking system shall remain unlocked for not less than 30 seconds.

8. Emergency lighting shall be provided at the door.

9. The door locking system units shall be listed in accordance with UL 294.

....

**[BE] 1010.2.1 Unlatching.** The unlatching of any door or leaf for egress shall require not more than one motion in a single linear or rotational direction to release all latching and all locking devices.

**Exceptions:**

1. Places of detention or restraint.

2. Where manually operated bolt locks are permitted by Section 1010.2.5.

3. Doors with automatic flush bolts as permitted by Section 1010.2.4, Item 4.

4. Doors from individual dwelling units and sleeping units of Group R occupancies as permitted by Section 1010.2.4, Item 5.

~~5. Group E classrooms identified by the local school administration as having one or more students that require restraint to preserve the safety of the student or students shall be permitted to have latching devices that require a maximum of two motions to unlatch the door from the egress side.~~

No comments.

**Item C – 14 Request from Jason Shepherd representing the Durham County Fire Marshal to amend the 2024 NC Fire Code, Section 105.5.32 as follows (231219 Item B-10):**

**105.5.32 Mobile food preparation vehicles.** (optional permit). ~~A~~An operational permit is required for *mobile food preparation vehicles* equipped with appliances that produce smoke or grease-laden vapors. Permits shall originate from the commissary address where the mobile food preparation vehicle is associated.

No comments.

**Item C – 15 Request from Jason Shepherd representing the Durham County Fire Marshal to amend the 2024 NC Fire Code, Sections 319.11.1 and 319.11.13 as follows** (231219 Item B-11):

**319.11.1 Stability.** *Mobile food preparation vehicles* shall be stabilized against movement when parked for food prep operations in accordance with Section 319.11.1.1 through ~~319.11.1.2~~319.11.1.3.

....

**319.11.1.3 Mobile cooking operations.** *Mobile food preparation vehicles shall be separated from buildings, structures, canopies, tents, combustible materials, vehicles, and other cooking operations by a minimum of 10 feet (3048mm). Exhaust shall be directed away from openings, air intakes and away from any means of egress.*

No comments.

**Item C – 16 Request from Kate Whalen representing staff to amend the 2024 NC Fire Code, Sections 202, 203, 608, 911, 3307, 5003 and Reference Standards as follows** (231212 Item B-4):

Due to size, this petition can be conveniently viewed at the link below:  
<https://www.ncosfm.gov/news/events/building-code-council-meeting-december-12-2023>

No comments.

**Item C – 17 Request from Colin Triming representing the NC Fire Code Revision Committee to amend the 2024 NC Fire Code, Chapter 80, NFPA 241 edition as follows** (231212 Item B-11):

**~~241-1922~~**

**Standard for Safeguarding Construction, Alteration and Demolition Operations**

3301.1, 3303.2

No comments.

**Item C – 18 Request from the BCC Electrical Ad-Hoc Committee to adopt the 2023 edition of the North Carolina Electrical Code as presented by the committee.** (231219 Item B-20)

David Rittlinger of NCOSFM staff addressed the Council explaining this item will be withdrawn as a D-item.

**Item C – 19 Request from David B. Rittlinger representing staff to repeal the 2017 NC Electrical Code and 2020 NC Electrical Code effective 1/1/2025 so the 2023 NC Electrical Code can be adopted effective 1/1/2025 (231212 Item B-12).**

For the NCBCC to adopt the proposed North Carolina amendments to the 2023 National Electrical Code to create the 2023 North Carolina Electrical Code on 12/12/23 and meet the requirements of NCGS Chapter 150B Administrative Procedures Act, the 2017 and 2020 NC Electrical Codes are required to be repealed. The effective date is 1/1/2025. A fiscal note and cost benefit analysis is provided with the proposed adoption of 2023 North Carolina Electrical Code.

The proposed 2023 NC Electrical Code, fiscal note and cost benefit analysis can be found at the following link:

<https://www.ncosfm.gov/news/events/building-code-council-meeting-june-13-2023>

No comments.

**Item C – 20 Request from the NC Building Code Council Energy Standing Committee to adopt the 2024 edition of the North Carolina Energy Conservation Code as presented by the committee. (231219 Item B-21)**

Cliff Isaac with the North Carolina Home Builder’s Association addressed the Council in opposition to this item.

**Item C – 21 Request from David Rittlinger representing staff to amend the 2024 NC Energy Conservation Code, Sections C101.2 and R101.2 as follows (231219 Item B-22):**

**C101.2 Scope.** This code applies to *commercial buildings* and the buildings’ sites and associated systems and equipment.

**Exceptions:**

1. Farm structures exempt by N.C.G.S. 143-138(b4).
2. Per N.C.G.S. 143-138 (b18), no energy conservation code provisions shall apply to any structure for which the primary occupancy classification is Group F, S, or U pursuant to Chapter 3 of the 2024 North Carolina Building Code. This exclusion shall apply to the entire building area.

....

**R101.2 Scope.** This code applies to *residential buildings, building sites* and associated systems and equipment.

**Exceptions:**

1. Farm structures exempt by N.C.G.S. 143-138(b4).
2. In accordance with N.C.G.S. 143-138 (b19), no energy conservation code provisions will apply to detached and attached garages located on the same lot as a *dwelling*.

David Rittlinger of NCOSFM staff addressed the Council explaining that this proposal puts in statutory references that are convenient for the public and makes it easier for them to be aware of the exemptions and things associated with the codes to help them use the codes and apply them properly. He also explained Items C-24 and C-25 will be withdrawn as they are covered under this item.

**Item C – 22 Request from AIA North Carolina to amend the 2024 NC Energy Conservation Code, Section C502.2 as follows (231212 Item B-7):**

**C502.2 Change in space conditioning.** Any nonconditioned or low-energy space that is altered to become *conditioned space* shall be required to comply with Section C502.

**Exceptions:**

1. Where the component performance alternative in Section C402.1.5 is used to comply with this section, the proposed UA shall be not greater than ~~110~~120 percent of the target UA.
2. Where the total building performance option in Section C407 is used to comply with this section, the annual energy cost of the proposed design shall be not greater than ~~110~~120 percent of the annual energy cost otherwise permitted by Section C407.2.

No comments.

**Item C – 23 Request from AIA North Carolina to amend the 2024 NC Energy Conservation Code, Section 505.1 as follows (231212 Item B-8):**

**C505.1 General.** Spaces undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy shall comply with this code. Where the use in a space changes from one use in Table C405.3.2 (1) or C405.3.2(2) to another use in Table C405.3.2 (1) or C405.3.2(2), the install lighting wattage shall comply with Section C405.3. With the space undergoing a change in occupancy or use is in a building with a fenestration area that exceeds the limitations of Section

C402.4.1, the space is exempt from Section C402.4.1 provided that there is not an increase in fenestration area.

**Exceptions:**

1. Where the component performance alternative in Section C402.1.5 is used to comply with this section, the proposed UA shall not be greater than ~~110~~120 percent of the target UA.
2. Where the total building performance option in Section C407 is used to comply with this section, the annual energy cost of the proposed design shall not be greater than ~~110~~120 percent of the annual energy cost otherwise permitted by Section C407.2.

No comments.

**Item C – 24 Request from Dan Dittman representing staff to amend the 2024 NC Energy Conservation Code, Section C101.2 as follows (231212 Item B-9):**

**C101.2 Scope.** This code applies to *commercial buildings* and the buildings' sites and associated systems and equipment.

**Exception:**

1. Per N.C.G.S. 143-138 (b18), no energy conservation code provisions shall apply to any structure for which the primary occupancy classification is Group F, S, or U pursuant to Chapter 3 of the 2024 North Carolina Building Code. This exclusion shall apply to the entire building area.

This item will be withdrawn as it is covered under item C-21.

**Item C – 25 Request from Dan Dittman representing staff to amend the 2024 NC Energy Conservation Code, Section R101.2 as follows (231212 Item B-10):**

**R101.2 Scope.** This code applies to *residential buildings, building sites* and associated systems and equipment.

**Exception:**

1. In accordance with N.C.G.S. 143-138 (b19), no energy conservation code provisions will apply to detached and attached garages located on the same lot as a *dwelling*.

This item will be withdrawn as it is covered under item C-21.

**Item C – 26 Request from the BCC Existing Building Code Standing Committee to adopt the 2024 edition of the North Carolina Existing Building Code as presented by the committee. (231219 Item B-12)**

No comments.

**Item C – 27 Request from David Rittlinger representing staff to amend the 2024 NC Existing Building Code, Section 101.2 Scope as follows by adding Exception #2 (231219 Item B-13):**

**[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.*

~~Exception:~~**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 in compliance with North Carolina State Building Codes.

No comments.

**Item C – 28 Request from David Rittlinger of staff to amend the 2024 NC Existing Building Code, Section 803.2.1.2 as follows (231219 Item B-14):**

**803.2.1.2 Low-rise buildings.** Work areas that increase the fire area or calculated occupant load above the limits listed in Section 903.2 of the *International Building Code* shall meet the requirements of those sections.

**Exception:** Where an automatic sprinklers system is not existing in a building or otherwise required by Section 803, North Carolina Building Code Section 903.2.8 shall not be applied for Group R-3.

No comments.

**Item C – 29 Request from the NC Building Code Council Mechanical Standing Committee to adopt the 2024 edition of the North Carolina Fuel Gas Code as presented by the committee. (231219 Item B-19).**

No comments.



**Item C – 30 Request from the NC Building Code Council Mechanical Standing Committee to adopt the 2024 edition of the North Carolina Mechanical Code as presented by the committee. (231219 Item B-18).**

No comments.

**Item C – 31 Request from Kate Whalen representing staff to amend the 2024 NC Mechanical Code, Sections 1101, 1103, 1104, 1106, 1107, 1109, 1110 as follows (231212 Item B-5):**

Due to size, this petition can be conveniently viewed at the link below:  
<https://www.ncosfm.gov/news/events/building-code-council-meeting-december-12-2023>

No comments.

**Item C – 32 Request from the NC Building Code Council Mechanical Standing Committee to adopt the 2024 edition of the North Carolina Plumbing Code as presented by the committee. (231219 Item B-15)**

David Rittlinger of NCOSFM staff addressed the Council explaining this item is to be withdrawn.

**Item C – 33 Request from David Rittlinger of staff to amend the 2024 NC Plumbing Code, Sections 702.1, 702.4, 1102.2 and 1102.7 as follows (231219 Item B-16):**

**702.1 Above-ground sanitary drainage and vent pipe.** Above-ground soil, waste and vent pipe shall conform to one of the standards listed in Table 702.1. Pipe fittings shall not be solvent cemented inside of plastic pipe.

**Exception:** Plastic pipe with an inside diameter of 2 inches (51 mm) and larger shall not be used for storm drainage drain, waste and vent conductors in buildings in which the top occupied floor exceeds 75 feet (23m) in height as per General Assembly of North Carolina Session Law 2023-137, Section 36.

....

**702.4 Fittings.** Pipe fittings shall be *approved* for installation with the piping material installed and shall comply with the applicable standards listed in Table 702.4. Pipe fittings shall not be solvent cemented inside of plastic pipe.

**Exception:** Plastic pipe fittings and plastic plumbing appurtenances with an inside diameter of 2 inches (51 mm) and larger shall not be

used for drain, waste and vent conductors in buildings in which the top occupied floor exceeds 75 feet (23 m) in height as per General Assembly of North Carolina Session Law 2023-137, Section 36.

....

**1102.2 Inside storm drainage conductors.** Inside storm drainage conductors installed above ground shall conform to one of the standards listed in Table 702.1.

**Exception:** Plastic pipe with an inside diameter of 2 inches and larger shall not be used for storm drainage conductors in buildings in which the top occupied floor exceeds 75 feet (23m) in height as per General Assembly of North Carolina Session Law 2023-137, Section 36.

....

**1102.7 Fittings.** Pipe fittings shall be *approved* for installation with the piping material installed, and shall conform to the respective pipe standards or one of the standards listed in Table 1102.7. The fittings shall not have ledges, shoulders or reductions capable of retarding or obstructing flow in the piping. Threaded drainage pipe fittings shall be of the recessed drainage type.

**Exception:** Plastic pipe fittings and plastic plumbing appurtenances with an inside diameter of 2 inches and larger shall not be used for storm drainage conductors in buildings in which the top occupied floor exceeds 75 feet (23m) in height as per General Assembly of North Carolina Session Law 2023-137, Section 36.

David Rittlinger of NCOSFM staff addressed the Council explaining that this item is tied to Session Law 2023-137 and to make note in the code that, by law plastic pipes cannot be used in these circumstances.

**Item C – 34 Request from the NC Building Code Council Residential Standing Committee to adopt the 2024 edition of the North Carolina Residential Code, Chapters 1-10, 25-33, 45, 46, and Appendices as presented by the committee. (231219 Item B-17)**

David Rittlinger of NCOSFM staff addressed the Council explaining this item is to be withdrawn.

**Minutes of the North Carolina Building Code Council**  
**March 19, 2024**  
**Raleigh, NC**

The following are summary minutes. The official minutes of this meeting are recorded. Anyone desiring digital copies of this recording should contact the Engineering Division of the NC Department of Insurance for information and reproduction costs or access the following OSFM website: <https://www.ncosfm.gov/codes/building-code-council-bcc/bcc-meeting-recordings>. The next scheduled NC Building Code Council meeting will be held **Tuesday, June 11, 2024** at 325 Salisbury Street, Raleigh, NC in Room 245.

Facebook Live was provided for the purpose of allowing the public to view and hear the meeting in process.

Meeting called to order.

A roll call of Council members was completed. All members of the North Carolina Building Code Council were present for the Council meeting except Robert Axford. The following members attended virtually: Ralph Euchner, Natalie MacDonald, Andy Cole, and Gloria Shealey [late arrival] and Kim Wooten.

Consistent with Rules 4:56 and 44:12 of Robert's Rules of Order (12<sup>th</sup> ed.), the presiding officer, Chair Bridget Herring, elected to protect her impartial position by exercising her right to vote only when her vote would affect the outcome by causing or breaking a tie.

**Part A – Administrative Items**

**A motion to amend the agenda by removing items: D-1, D-2, D-18, D-24, D-25, D-32, and D-34 made by D. Gieser. Second made by M. Ali.  
Motion unanimously approved.**

**Item A – 1 Ethics Statement: Inquire upon conflicts of interest or appearance of conflicts that exist within the Council.**

Jason Shepherd stated he has a conflict of interest and will be abstaining from voting for the following items: D-12, D-14, and D-15.

There were no other actual or potential conflicts of interest noted.

**Item A – 2 Approval of minutes of the December 12, 2023 and December 19, 2023 NC Building Code Council Meetings.**

**Motion to approve the minutes as they are written made by R. Zapple. Second made by J. Hilton,  
Motion unanimously granted.**

**Item A – 3 Request from Alexander County for approval to perform local plan reviews in accordance with Section 104.1.2 of the 2018 NC Administrative Codes and Policies.**

The Administration Standing Committee reviewed and approved this item at the Standing Committee meeting on Monday, March 18, 2024.

**Motion made to approve this item made by D. Shearin. Second made by R. Howard.  
Motion unanimously granted.**

**Item A – 4 Request from the City of Jacksonville to amend their Fire Prevention and Protection Ordinance, Section 8-63.1 Appendix – Generally by modifying provisions in Appendix D of the 2018 NC Fire Code from a previously approved ordinance.**

The Fire Standing Committee reviewed and approved this item at the Standing Committee meeting on Monday, March 18, 2024.

**Motion made to approve this item made by M. Ali. Second made by M. Matheny.  
Motion unanimously granted.**

**Item A – 5 Discussion and approval of June 17, 2024 Building Code Council special meeting date for petitions to be adopted prior to July 1, 2024 and within the 2024 NC Building Codes publication schedule.**

**Motion made to approve this item made by R. Zapple. Second made by C. Berg. Motion unanimously granted.**

**Item A – 6 Rules Review Commission Meeting Report**

David Rittlinger of NCOSFM staff addressed the Council. Staff is continuing to work with the Rules Review Commission to help them approve the rules presented before them, specifically the ten volumes of the North Carolina Building Codes. To this point the Administrative Code, the Residential Code, the Electrical Code, and the Plumbing Code have been approved and are in varying levels of production. Currently the Energy Code, the Mechanical Code, and the Fuel Gas Code are under review by Rules Review. They anticipate having these ready for their meeting at the end of April. Due to the volumes and a lot of text, it is taking time for the RRC attorney to get through all the documents. If the Fire Code, the Existing Building Code, and the Building Code are adopted by the Building Code Council today, then staff will be sending those rule change petitions to the Rules Review Commission either this afternoon or in the morning with the hope they will also be placed on the April agenda. Chair Bridget Herring thanked staff for their work on this.

**Item A – 7 Public Comments**

General contractor Sergey Kesel addressed the Council about the training and licensing in North Carolina for general contractors. He criticized NC Representative Mark Brody concerning legislation and is an opponent of allowing anyone without a contractor's license to work on a building even if the work remains under \$40,000 because of lack of training and experience. Mr. Kesel discussed several examples of poor quality and training by unlicensed and licensed contractors in North Carolina and cited better training and licensing practices in other states and countries.

Polina Voronsky, a resident in Raleigh, received a permit to extend her home. When the contractor began work, they had to repair structural joist and plywood issues in the house that was originally built in 1978 because they were not to code to start with. This work was required to be performed before the beginning of new construction, costing additional money. Ms. Voronsky cited online complaints in various social media from homeowners and noted the homeowner needs better protection from contractors taking advantage of them because the homeowner doesn't have the required knowledge to know what meets the building codes. Ms. Voronsky noted further it is a shame how contractors in North Carolina take advantage of homeowners and the current laws do not work.

**Part B – New Petition for Rulemaking**

The following Petitions for Rulemaking have been received since the last Council meeting. The Council will vote either to deny or grant these Petitions. The Council will give no further consideration to Petitions that are denied. Petitions that are granted may proceed through the Rulemaking process. The council may send any Petition to the appropriate committee. The public hearing will take place after the March 19, 2024 meeting, at the next available public hearing. All B items can be viewed and downloaded from: <https://www.ncosfm.gov/news/events/building-code-council-meeting-new-petitions-and-final-adoption-only-b-and-d-items-march-19-2024>.

**There will be no B items received from the floor.**

**Item B – 1 Request from Phillip Scott of BFPE International to amend the 2024 NC Fire Code, Section 510.1 Emergency responder communication coverage in new buildings, Exception #4 as follows:  
Exceptions:**

....

- 4. New buildings 7,500 square feet or less and not more than 1-story above grade plane. One-story buildings not exceeding 12,000 square feet with no below-ground area(s).

Jason Shepherd stated this item was discussed during the Fire Standing committee meeting and they recommend moving forward with this item. He also stated a fiscal note needs to be approved at OSBM in order to approve it in time for the public comments at the June Council meeting.

David Rittlinger of NCOSFM staff clarified that the fiscal note would need to be approved by OSBM in time for the 5/15/24 NC Register publication for this item to receive a legal public comment in the rulemaking proceedings.

**Commercial Super Committee: Motion to accept this item with a 5/1/2024 deadline for the fiscal note to be at OSBM made by J. Shepherd. Second made by D. Gieser.**

Mark Matheny noted the fiscal note requirements and clarified to David Geiser that this would be printed in the 2024 NC Fire Code if approved.

**Motion unanimously granted to continue rule-making proceedings.**

Jimmy Meyers, Chair of the Fire Standing committee addressed the Council regarding this item. He explained the committee is in support of this item mainly because of evolving technology and procedures.

**Building Code Council: Motion to accept this item made by D. Gieser. Second made by M. Ali.**

**Motion unanimously granted to continue rule-making proceedings.**

**Item B – 2 Request from Adam Smith representing Carolina’s Association of RV Parks and Campgrounds to amend the 2023 NC Electrical Code, Section 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel, (F) Outdoor Outlets as follows:**

**(F) Outdoor Outlets.** For dwellings, all outdoor outlets, other than those covered in 210.8(A), Exception No. 1, including outlets installed in the following locations, and supplied by single-phase branch circuits rated 150 volts or less to ground, 50 amperes or less, shall be provided with GFCI protection:

- (1)Garages that have floors located at or below grade level
- (2)Accessory buildings
- (3)Boathouses

If equipment supplied by an outlet covered under the requirements of this section is replaced, the outlet shall be supplied with GFCI protection.

**Exception No. 1:** GFCI protection shall not be required on lighting outlets other than those covered in 210.8(C).

**Exception No. 2:** GFCI protection shall not be required for listed HVAC equipment. This exception shall expire September 1, 2026.

**Exception No. 3:** GFCI protection for an RV park pedestal is covered in 551.71(F).

Adam Smith addressed the Council as the proponent of this item.

The Electrical Standing committee is in support of this item.

**Commercial Super Committee: Motion to accept made by D. Gieser. Second made by C. Berg.**

**Motion unanimously granted to continue rule-making proceedings.**

**Building Code Council: Motion to accept made by C. Berg. Second made by R. Howard.**

**Motion unanimously granted to continue rule-making proceedings.**

**Item B – 3 Request from Tammy Pratt and Alissa Rhodes representing Family Child Care Homes of North Carolina to amend the 2024 NC Building Code, Section 310.4 Residential Group R-3 as follows:**

**310.4 Residential Group R-3.** Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two *dwelling units*

Adult Day Care facilities that provide accommodations for five or fewer persons receiving care

Child Day Care facilities that provide accommodations for eight or fewer persons with no more than five for a preschool for less than 24

hours. hours or 10 or fewer persons with no children under the age of 24 months or 9 or fewer persons with a maximum of 3 children from birth to 24 months of age, plus 3 children from 2 to 5 years of age and 3 school-age children up to 13 years of age.

*Congregate living facilities* (nontransient) with 16 or fewer occupants

*Boarding houses* (nontransient)

Convents

*Dormitories*

Fraternities and sororities

Monasteries

*Congregate living facilities* (transient) with 10 or fewer occupants

*Boarding houses* (transient)

*Lodging houses (Bed and Breakfast)* with eight or fewer guest rooms

*Open air camp cabin* with 16 or fewer occupants

Tammy Pratt and Alissa Rhodes addressed the Council as the proponents.

This was discussed by the Building Ad-Hoc Committee meeting. They understand why this needs to line up with the law. However, the Committee recommends this not be approved as it is currently worded. They recommend the proponents withdraw this item and work with Staff to use language that will work better and bring clarity to this change. This is also required to have a fiscal note with it.

**Item was withdrawn.**

**Item B – 4 Request from David Rittlinger representing staff to amend the 2024 edition of the North Carolina Administrative Code and Policies, Table 202.5 and Appendix C as follows:**



**Table 202.5.5  
Typical Timeline Example for Adopted Rules**

Rule Petition Received:	February 1
Standing Committee <del>First</del> Review:	February – <del>March</del> <u>June</u>
Rule Petition Granted for Public <del>Hearing</del> : <u>Hearing (B-items)</u> :	March BCC meeting
Notice of Hearing Published:	April NC Register
Hearing <del>Held</del> : <u>Held (C-items)</u> :	June BCC public hearing
Standing Committee Final Review:	<del>June–September</del> <u>BCC Standing Committee meeting</u>
Final Rule <del>Adoption</del> : <u>Adoption (D-items)</u> :	<del>September</del> <u>June</u> BCC meeting
Rules Review Meeting:	<del>November</del> <u>July or August</u> RRC meeting
Effective:	First day of the month following the month the adopted rule is approved by RRC or a delayed effective date approved by the BCC.

...

<b>Typical Timeline Example for Adopted Rules</b>	
Rule Petition Received:	February 1
Standing Committee <del>First</del> Review	February - <del>March</del> <u>June</u>
Rule Petition Granted for Public <del>Hearing</del> : <u>Hearing (B-items)</u> :	March BCC meeting
Notice of Hearing Published:	April NC Register
Hearing <del>Held</del> : <u>Held (C-items)</u> :	June BCC public hearing
Standing Committee Final Review	<del>June – September</del> <u>BCC Standing Committee meeting</u>
Final Rule <del>Adoption</del> : <u>Adoption (D-items)</u> :	<del>September</del> <u>June</u> BCC meeting
Rules Review Meeting:	<del>November</del> <u>July or August</u> RRC meeting
Effective:	First day of the month following the month the adopted rule is approved by RRC or a delayed effective date approved by the BCC.

David Rittlinger of NCOSFM staff spoke in support of this petition to speed up the code change adoption process by 3 months as staff has received comments from the public that the code change process takes too long.

**Commercial Super Committee: Motion to accept made by M. Matheny. Second made by C. Berg.**

**Motion unanimously granted to continue rule-making proceedings.**

**Residential Super Committee: Motion to accept made by M. Matheny. Second made by J. Hilton.**

**Motion unanimously granted to continue rule-making proceedings.**

**Building Code Council: Motion to accept made by M. Ali. Second made by M. Matheny.**

**Motion unanimously granted to continue rule-making proceedings.**

**This item has a proposed effective date of 1-1-2025.**

**Item B – 5 Request from the NCBCCR Residential Standing Committee to amend the 2024 edition of the North Carolina Residential Code, Chapter 44 Reference Standards as follows:**

Due to size, this petition can be conveniently viewed at the link below:  
<https://www.ncosfm.gov/news/events/building-code-council-meeting-new-petitions-and-final-adoption-only-b-and-d-items-march-19-2024>

**David Rittlinger of NCOSFM staff explained that during the adoption of the 2024 NC Residential Code, there was Legislative action that restricted the Building Code Council from amending Chapters 11 through 24 (Energy, Mechanical, and Fuel-Gas). The Residential Ad-Hoc committee developed the other portions of the 2024 Residential code. During that process, the Chapter 44 Reference Standards were not included. Staff determined that a Chapter 44 is needed to provide a functioning code book for the public. This petition reflects the applicable standards that apply to the adopted 2024 NCRC while leaving the 2018 NCRC standards unchanged for Chapter 11 through 24 (Energy, Mechanical, and Fuel-Gas). After multiple QC's by staff, it was found that the petition needs to be amended in relation to the applicable version of the ACCA standards.**

**Kim Wooten, Gloria Shealey and Rob Zapple expressed concerns with not updating certain standards that are tied to energy, mechanical and fuel gas, especially climate zones and air conditioning sizing.**

**David Rittlinger of NCOSFM staff and Nathan Childs of NCDOJ noted that those standards tied to Chapter 11 through 24 (Energy, Mechanical, and Fuel-Gas) cannot be updated because of law (NCGA Session Law 2023-108).**

**Residential Super Committee: Motion to accept as amended by Staff made by J. Hilton. Second made by D. Shearin.**

**Motion unanimously granted to continue rule-making proceedings.**

**Building Code Council: Motion to accept as amended by Staff made by M. Matheny. Second made by R. Howard.**

**Motion granted to continue rule-making proceedings. “No” by Kim Wooten.**

**Part D – Final Adoption**

The following Petitions for Rulemaking have been granted by the Council. Notice of Rulemaking proceedings and Public Hearing has been made. The Public Hearings were held on March 18, 2024 for all petitions. The Final Adoption meeting will take place on March 19, 2024. The Council will give no further consideration to Petitions that are disapproved. Petitions that are approved will proceed through the Rulemaking process. The effective date is January 1, 2025, *unless* otherwise noted.

**Item D – 1 Request from the BCC NCAC&P Standing Committee to adopt the 2024 edition of the North Carolina Administrative Code and Policies as presented by the committee. (231219 Item B-1)**

**Item withdrawn.**

**Item D – 2 Request from David Rittlinger representing staff to amend the 2024 NC Administrative Code, Section Appendix B as follows (231219 Item B-2):**

**APPENDIX B**

**2024 BUILDING CODE SUMMARY  
FOR ALL COMMERCIAL PROJECTS**

(EXCEPT ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES)  
(Reproduce the following data on the building plans sheet 1 or 2)

CONTACT: \_\_\_\_\_

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	_____	_____	_____	( ) _____	_____
<u>Registered Interior Designer</u>	_____	_____	_____	( ) _____	_____
Electrical	_____	_____	_____	( ) _____	_____
Fire Alarm	_____	_____	_____	( ) _____	_____
Plumbing	_____	_____	_____	( ) _____	_____
Mechanical	_____	_____	_____	( ) _____	_____
Sprinkler-Standpipe	_____	_____	_____	( ) _____	_____
Structural	_____	_____	_____	( ) _____	_____
Retaining Walls > _____ feet High	_____	_____	_____	( ) _____	_____
Other	_____	_____	_____	( ) _____	_____

("Other" should include firms and individuals such as truss, precast, pre-engineered, nonregistered interior designers, etc.)

....

(Appendix B beyond this portion remains unchanged by this amendment.)

**Item withdrawn.**

**Item D – 3 Request from NC BCC NCAC&P Standing Committee to amend the 2024 NC Administrative Code and Policies, Section 107 as follows (231212 Item B-1):**

**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;
- ~~56.~~ Rough-in 107.1.5 107.1.6;
- ~~67.~~ Insulation 107.1.6 107.1.7;

~~78.~~ Fire protection ~~107.1.7~~107.1.8; and  
~~89.~~ Final ~~107.1.8~~107.1.9.

**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.*

**Commercial Super Committee: Motion to approve made by D. Gieser. Second made by M. Matheny.  
Motion unanimously adopted.**

**Residential Super Committee: Motion to approve made by C. Berg. Second made by J. Hilton.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by R. Zapple. Second made by J. Hilton.  
Motion unanimously adopted.**

**Item D – 4 Request from David B. Rittlinger representing staff to amend the 2024 NC Administrative Code and Policies, Section 106.3.1 as follows (231212 Item B-2):**

**106.3 Permit application.**

**106.3.1 Information required.** A permit application shall be filed with the Inspection Department on a form (see Appendix A) furnished for that purpose. The Inspection Department shall make available a list of information that must be submitted with the building permit application, ~~including a complete building code summary (see Appendix A of the Administrative Code and Policies).~~ A local government shall not require a permit applicant to complete an Appendix B with a set of plans submitted for review. A local government shall only request specific building code summary information from a permit applicant it deems relevant in performing a complete plan review. ~~The~~An Inspection Department's full and partial building code summary forms shall be in the exact format as, and contain only the information in, Appendix B of the Administrative Code and Policies, as relevant to the specific form created. ~~The~~An Inspection Department shall only modify its full and partial building code summary forms as set forth in ~~section~~Section 103.5103.6 Modifications, or as necessary to reflect any changes by the Office of State Fire Marshal to Appendix B that have been approved by the Building Code Council.

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by D. Gieser.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Ali. Second made by C. Berg.**

**Motion unanimously adopted.**

**Item D – 5 Request from the BCC Building Code Standing Committee to adopt the 2024 edition of the North Carolina Building Code as presented by the committee. (231219 Item B-3)**

**Commercial Super Committee: Motion to approve made by D Gieser. Second made by M. Matheny.**

**Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Ali. Second made by C. Berg. Motion unanimously adopted.**

**Item D – 6 Request from David Rittlinger representing staff to amend the 2024 NC Building Code, Section 101.2 Scope by adding Exceptions #7 and #8 as follows (231219 Item B-4):**

**[A] 101.2 Scope.** The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. Exception: If any of the following apply, then the building or structure is exempt from the provisions of this code:

**Exception:** If any of the following apply, then the building or structure is exempt from the provisions of this code:

....

7. Farm structures exempt by N.C.G.S 143-138(b4).

8. Buildings used for temporary motion picture, television, and theater stage sets and scenery are exempt from use and occupancy classification under the North Carolina State Building Code by N.C.G.S 143-138(b20).

....

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by C. Berg.**

**Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Matheny. Second made by R. Zapple.**

**Motion unanimously adopted.**

**Item D – 7 Request from Kate Whalen representing staff to amend the 2024 NC Building Code, Sections 202, 307, and 414 as follows (231212 Item B-3):**

Due to size, this petition can be conveniently viewed at the link below:  
<https://www.ncosfm.gov/news/events/building-code-council-meeting-december-12-2023>

**Commercial Super Committee: Motion to approve made by D. Gieser. Second made by M. Matheny.**

**Motion adopted.**

**Building Code Council: Motion to approve made by M. Matheny. Second made by J. Hilton.**

**Motion adopted.**

**Item D – 8 Request from Cliff Isaac representing the NC Home Builders Association to amend the 2024 NC Building Code, Section 1109.2 by adding #8 as follows (231212 Item B-6):**

8. This section is not applicable to dwellings built under the NC Residential Code that serve as model homes if one temporary ADA accessible portable toilet is provided during the time in which the garage serves as a sales office. A sign shall be provided to direct staff and the public to the ADA portable toilet. Water shall be permitted to be supplied to the entire dwelling while operating as a model home, and when fully converted to a residential dwelling when meeting the NC Residential Code for 1- and 2 family dwellings.

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by D. Gieser.**

**Motion adopted 5 to 3.**

Cliff Isaac addressed the Council as the proponent of this item.

**Building Code Council: Motion to approve made by J. Hilton. Second made by R. Howard.**

**Motion adopted 11 to 4.**



**Item D – 9 Request from the BCC Fire Prevention Code Standing Committee to adopt the 2024 edition of the North Carolina Fire Prevention Code as presented by the committee. (231219 Item B-5)**

**Commercial Super Committee: Motion to approve made by C. Berg. Second made by M. Matheny.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Ali. Second made by A. Cole.  
Motion unanimously adopted.**

**Item D – 10 Request from David Rittlinger representing staff to amend the 2024 NC Fire Code, Section 102.13 Exception to applicability as follows by adding #7 (231219 Item B-6):**

**102.13 Exception to applicability.** The provisions of this code shall not apply to the following:

....

7. Farm structures exempt by N.C.G.S 143-138(b4).

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by C. Berg.  
Motion adopted. “No” by Wooten.**

**Building Code Council: Motion to approved made by M. Matheny. Second made by D. Gieser.  
Motion adopted. “No” by Wooten.**

**Item D – 11 Request from Marielena Salazar & Kyle Baker representing Shell Retail & Convenience Operations (dba Shell TapUp) to amend the 2024 NC Fire Code, Section 5706.5.4.5 as follows (231219 Item B-7): 5706.5.4.5 Commercial, industrial, governmental or manufacturing establishments.** Dispensing of Class I, II and III motor vehicle fuel from tank vehicles into the fuel tanks of motor vehicles located at commercial, industrial, governmental or manufacturing establishments is allowed where ~~approved~~permitted provided that such dispensing operations are conducted in accordance with the following:

....

**Commercial Super Committee: Motion to approve made by D. Gieser. Second made M. Matheny.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by A. Cole. Second made by M. Matheny.**

**Motion unanimously adopted.**

**Item D – 12 Request from Jason Shepherd to amend the 2024 NC Building Code, Section 907.2.3.1 and the 2024 NC Fire Code, Section 907.2.3.1 as follows (231219 Item B-8):**

2024 NC Building Code

**907.2.3.1 Automatic smoke detection systems.** An automatic smoke detection system that initiates the occupant notification in accordance with Section 907.5.2.2 shall be installed throughout all stories of Group E buildings.

**Exceptions:**

1. An automatic smoke detection system shall not be required in Group E occupancies with an *occupant load* of 50 or less.
2. An automatic smoke detection system shall not be required in Group E occupancies that are protected with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1.
3. An automatic smoke detection system shall not be required in licensed day care facilities complying with Section 431.

2024 NC Fire Code

**907.2.3.1 Automatic smoke detection systems.** An automatic smoke detection system that initiates the occupant notification in accordance with Section 907.5.2.2 shall be installed throughout all stories of Group E buildings.

**Exceptions:**

1. An automatic smoke detection system shall not be required in Group E occupancies with an *occupant load* of 50 or less.
2. An automatic smoke detection system shall not be required in Group E occupancies that are protected with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1.
3. An automatic smoke detection system shall not be required in licensed day care facilities complying with Section 431 of the *International Building Code*.

Jason Shepherd recused himself from voting on this item.

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by D. Gieser.**

**Motion unanimously adopted.**

**Building Code Council: Motion to approve made by A. Cole. Second made by R. Zapple.**

**Motion unanimously adopted.**

**Item D - 13 Request from the Fire Code Revision Committee to amend the 2024 NC Building Code and 2024 NC Fire Code, Sections 1010.2.14, 1010.2.14.4 and 1010.2.1 as follows (231219 Item B-9):**

2024 NC Building Code

**1010.2.14 Controlled egress doors in Groups I-1, I-2, and R-4, and E.**

....

**1010.2.14.4 Group E Classrooms.** Electric locking systems, including electro-mechanical locking systems and electromagnetic locking systems, shall be permitted to be installed on exit or exit access doors leading from Group E classrooms and day care classrooms within a Group E occupancy where identified and documented by the local school administration as having one or more students that require restraint to preserve the safety of the student or students and meeting all of the following:

1. The building is equipped with a *fire alarm system* in accordance with Section 907.2.3 (Section 907.2.3, Exception 1 is not applicable).
2. The door locks shall unlock on actuation of the *fire alarm system* and remain unlocked until the *fire alarm system* has been reset.
3. The door locks shall unlock on loss of power controlling the lock or lock mechanism.
4. A building occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an exit.
5. The procedures for unlocking the doors shall be described and approved as part of the emergency planning and preparedness required by Chapter 4 of the *International Fire Code*.
6. Staff within the rooms equipped with controlled egress shall have the keys, codes or other means necessary to operate the locking systems.
7. When operated, the locking system shall remain unlocked for not less than 30 seconds.
8. Emergency lighting shall be provided at the door.
9. The door locking system units shall be listed in accordance with UL 294.

....

**1010.2.1 Unlatching.** The unlatching of any door or leaf for egress shall require not more than one motion in a single linear or rotational direction to release all latching and all locking devices.

**Exceptions:**

1. Places of detention or restraint.
2. Where manually operated bolt locks are permitted by Section 1010.2.5.
3. Doors with automatic flush bolts as permitted by Section 1010.2.4, Item 4.
4. Doors from individual *dwelling units* and *sleeping units* of Group R occupancies as permitted by Section 1010.2.4, Item 5.
5. ~~Group E classrooms identified by the local school administration as having one or more students that require restraint to preserve the safety of the student or students shall be permitted to have latching devices that require a maximum of two motions to unlatch the door from the egress side.~~

2024 NC Fire Code

**[BE] 1010.2.14 Controlled egress doors in Groups I-1, I-2, and R-4, and E.**

....

**1010.2.14.4 Group E Classrooms.** Electric locking systems, including electro-mechanical locking systems and electromagnetic locking systems, shall be permitted to be installed on exit or exit access doors leading from Group E classrooms and day care classrooms within a Group E occupancy where identified and documented by the local school administration as having one or more students that require restraint to preserve the safety of the student or students and meeting all of the following:

1. The building is equipped with a *fire alarm system* in accordance with Section 907.2.3 (Section 907.2.3, Exception 1 is not applicable).
2. The door locks shall unlock on actuation of the *fire alarm system* and remain unlocked until the *fire alarm system* has been reset.
3. The door locks shall unlock on loss of power controlling the lock or lock mechanism.
4. A building occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an exit.
5. The procedures for unlocking the doors shall be described and approved as part of the emergency planning and preparedness required by Chapter 4 of the *International Fire Code*.

6. Staff within the rooms equipped with controlled egress shall have the keys, codes or other means necessary to operate the locking systems.

7. When operated, the locking system shall remain unlocked for not less than 30 seconds.

8. Emergency lighting shall be provided at the door.

9. The door locking system units shall be listed in accordance with UL 294.

....

**[BE] 1010.2.1 Unlatching.** The unlatching of any door or leaf for egress shall require not more than one motion in a single linear or rotational direction to release all latching and all locking devices.

**Exceptions:**

1. Places of detention or restraint.

2. Where manually operated bolt locks are permitted by Section 1010.2.5.

3. Doors with automatic flush bolts as permitted by Section 1010.2.4, Item 4.

4. Doors from individual dwelling units and sleeping units of Group R occupancies as permitted by Section 1010.2.4, Item 5.

~~5. Group E classrooms identified by the local school administration as having one or more students that require restraint to preserve the safety of the student or students shall be permitted to have latching devices that require a maximum of two motions to unlatch the door from the egress side.~~

**Commercial Super Committee: Motion to approve made by D. Gieser. Second made by M. Matheny.**

**Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Ali. Second made by J. Hilton.**

**Motion unanimously adopted.**

**Item D – 14 Request from Jason Shepherd representing the Durham County Fire Marshal to amend the 2024 NC Fire Code, Section 105.5.32 as follows (231219 Item B-10):**

**105.5.32 Mobile food preparation vehicles.** (optional permit). AAn operational permit is required for *mobile food preparation vehicles* equipped with appliances that produce smoke or grease-laden vapors.

Permits shall originate from the commissary address where the mobile food preparation vehicle is associated.

Jason Shepherd recused himself from voting on this item.

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by C. Berg.**

**Motion unanimously adopted.**

**Building Code Council: Motion to approve made by A. Cole. Second made by R. Zapple.**

**Motion unanimously adopted.**

**Item D – 15 Request from Jason Shepherd representing the Durham County Fire Marshal to amend the 2024 NC Fire Code, Sections 319.11.1 and 319.11.13 as follows (231219 Item B-11):**

**319.11.1 Stability.** *Mobile food preparation vehicles* shall be stabilized against movement when parked for food prep operations in accordance with Section 319.11.1.1 through ~~319.11.1.2~~319.11.1.3.

**319.11.1.3 Mobile cooking operations.** *Mobile food preparation vehicles shall be separated from buildings, structures, canopies, tents, combustible materials, vehicles, and other cooking operations by a minimum of 10 feet (3048mm). Exhaust shall be directed away from openings, air intakes and away from any means of egress.*

Jason Shepherd recused himself from voting on this item.

**Commercial Super Committee: Motion to approve made by D. Gieser. Second made by M. Matheny.**

**Motion unanimously adopted.**

**Building Code Council: Motion to approve made by A. Cole. Second made by J. Hilton.**

**Motion unanimously adopted.**

**Item D – 16 Request from Kate Whalen representing staff to amend the 2024 NC Fire Code, Sections 202, 203, 608, 911, 3307, 5003 and Reference Standards as follows (231212 Item B-4):**

Due to size, this petition can be conveniently viewed at the link below:  
<https://www.ncosfm.gov/news/events/building-code-council-meeting-december-12-2023>

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by D. Gieser.**

**Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Matheny. Second made by R. Zapple.**

**Motion unanimously adopted.**

**Item D – 17 Request from Colin Triming representing the NC Fire Code Revision Committee to amend the 2024 NC Fire Code, Chapter 80, NFPA 241 edition as follows (231212 Item B-11):**

**241-1922**

**Standard for Safeguarding Construction, Alteration and Demolition Operations**

3301.1, 3303.2

**Commercial Super Committee: Motion to approve made by D. Gieser. Second made by M. Matheny.**

**Motion unanimously adopted.**

**Building Code Council: Motion to approve made by A. Cole. Second made by D. Gieser.**

**Motion unanimously adopted.**

**Item D – 18 Request from the BCC Electrical Ad-Hoc Committee to adopt the 2023 edition of the North Carolina Electrical Code as presented by the committee. (231219 Item B-20)**

**Item withdrawn.**

**Item D – 19 Request from David B. Rittlinger representing staff to repeal the 2017 NC Electrical Code and 2020 NC Electrical Code effective 1/1/2025 so the 2023 NC Electrical Code can be adopted effective 1/1/2025 (231212 Item B-12).**

For the NCBCC to adopt the proposed North Carolina amendments to the 2023 National Electrical Code to create the 2023 North Carolina Electrical Code on 12/12/23 and meet the requirements of NCGS Chapter 150B Administrative Procedures Act, the 2017 and 2020 NC Electrical Codes are required to be repealed. The effective date is 1/1/2025. A fiscal note and cost benefit analysis is provided with the proposed adoption of 2023 North Carolina Electrical Code.

The proposed 2023 NC Electrical Code, fiscal note and cost benefit analysis can be found at the following link:

<https://www.ncosfm.gov/news/events/building-code-council-meeting-june-13-2023>

**Commercial Super Committee: Motion to approve made by C. Berg. Second made by M. Matheny.  
Motion unanimously adopted.**

**Residential Super Committee: Motion to approve made by J. Hilton. Second made by M. Matheny.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Ali. Second made by J. Hilton.  
Motion unanimously adopted.**

**Item D – 20 Request from the NC Building Code Council Energy Standing Committee to adopt the 2024 edition of the North Carolina Energy Conservation Code as presented by the committee. (231219 Item B-21)**

**Commercial Super Committee: Motion to table this item until the June 11, 2024 meeting made by D. Gieser. Second made by C. Berg.  
Motion unanimously approved.**

**Item D – 21 Request from David Rittlinger representing staff to amend the 2024 NC Energy Conservation Code, Sections C101.2 and R101.2 as follows (231219 Item B-22):**

**C101.2 Scope.** This code applies to *commercial buildings* and the buildings' sites and associated systems and equipment.

**Exceptions:**

3. Farm structures exempt by N.C.G.S. 143-138(b4).
4. Per N.C.G.S. 143-138 (b18), no energy conservation code provisions shall apply to any structure for which the primary occupancy classification is Group F, S, or U pursuant to Chapter 3 of the 2024 North Carolina Building Code. This exclusion shall apply to the entire building area.

....

**R101.2 Scope.** This code applies to *residential buildings, building sites* and associated systems and equipment.



**Exceptions:**

3. Farm structures exempt by N.C.G.S. 143-138(b4).
4. In accordance with N.C.G.S. 143-138 (b19), no energy conservation code provisions will apply to detached and attached garages located on the same lot as a *dwelling*.

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by D. Gieser.  
Motion unanimously adopted.**

**Residential Super Committee: Motion to approve made by C. Berg. Second made by D. Shearin.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Matheny. Second made by R. Zapple.  
Motion unanimously adopted.**

**Item D – 22 Request from AIA North Carolina to amend the 2024 NC Energy Conservation Code, Section C502.2 as follows (231212 Item B-7):**

**C502.2 Change in space conditioning.** Any nonconditioned or low-energy space that is altered to become *conditioned space* shall be required to comply with Section C502.

**Exceptions:**

3. Where the component performance alternative in Section C402.1.5 is used to comply with this section, the proposed UA shall be not greater than ~~110~~120 percent of the target UA.
4. Where the total building performance option in Section C407 is used to comply with this section, the annual energy cost of the proposed design shall be not greater than ~~110~~120 percent of the annual energy cost otherwise permitted by Section C407.2.

**Commercial Super Committee: Motion to table this item until the June 11, 2024 meeting made by D. Gieser. Second made by K. Wooten.  
Motion unanimously approved.**

**Item D – 23 Request from AIA North Carolina to amend the 2024 NC Energy Conservation Code, Section 505.1 as follows (231212 Item B-8):**

**C505.1 General.** Spaces undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy

shall comply with this code. Where the use in a space changes from one use in Table C405.3.2 (1) or C405.3.2(2) to another use in Table C405.3.2 (1) or C405.3.2(2), the install lighting wattage shall comply with Section C405.3. With the space undergoing a change in occupancy or use is in a building with a fenestration area that exceeds the limitations of Section C402.4.1, the space is exempt from Section C402.4.1 provided that there is not an increase in fenestration area.

**Exceptions:**

3. Where the component performance alternative in Section C402.1.5 is used to comply with this section, the proposed UA shall not be greater than ~~110~~120 percent of the target UA.
4. Where the total building performance option in Section C407 is used to comply with this section, the annual energy cost of the proposed design shall not be greater than ~~110~~120 percent of the annual energy cost otherwise permitted by Section C407.2.

**Commercial Super Committee: Motion to table this item until the June 11, 2024 meeting made by C. Berg. Second made by D. Gieser. Motion approved. “No” by Shepherd.**

**Item D – 24 Request from Dan Dittman representing staff to amend the 2024 NC Energy Conservation Code, Section C101.2 as follows (231212 Item B-9):**

**C101.2 Scope.** This code applies to *commercial buildings* and the buildings’ sites and associated systems and equipment.

**Exception:**

2. Per N.C.G.S. 143-138 (b18), no energy conservation code provisions shall apply to any structure for which the primary occupancy classification is Group F, S, or U pursuant to Chapter 3 of the 2024 North Carolina Building Code. This exclusion shall apply to the entire building area.

**This item was withdrawn by the proponent.**

**Item D – 25 Request from Dan Dittman representing staff to amend the 2024 NC Energy Conservation Code, Section R101.2 as follows (231212 Item B-10):**

**R101.2 Scope.** This code applies to *residential buildings, building sites* and associated systems and equipment.

**Exception:**

2. In accordance with N.C.G.S. 143-138 (b19), no energy conservation code provisions will apply to detached and attached garages located on the same lot as a dwelling.

**This item was withdrawn by the proponent.**

**Item D – 26 Request from the BCC Existing Building Code Standing Committee to adopt the 2024 edition of the North Carolina Existing Building Code as presented by the committee. (231219 Item B-12)**

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by C. Berg.**

**Motion unanimously adopted.**

**Residential Super Committee: Motion to approve made by J. Hilton. Second made by M. Matheny.**

**Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Ali. Second made by R. Howard.**

**Motion unanimously adopted.**

**Item D – 27 Request from David Rittlinger representing staff to amend the 2024 NC Existing Building Code, Section 101.2 Scope as follows by adding Exception #2 (231219 Item B-13):**

**[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.*

**Exception: Exceptions:**

3. 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.*
4. This code shall not apply to buildings constructed under exemption by North Carolina State law in compliance with North Carolina State Building Codes.

**Commercial Super Committee: Motion to approve made by D. Gieser. Second made by M. Matheny.  
Motion unanimously adopted.**

**Residential Super Committee: Motion to approve made by J. Hilton. Second made by M. Matheny.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Ali. Second made by H. Hilton.  
Motion unanimously adopted.**

**Item D – 28 Request from David Rittlinger of staff to amend the 2024 NC Existing Building Code, Section 803.2.1.2 as follows (231219 Item B-14):**

**803.2.1.2 Low-rise buildings.** Work areas that increase the fire area or calculated occupant load above the limits listed in Section 903.2 of the *International Building Code* shall meet the requirements of those sections.

**Exception:** Where an automatic sprinklers system is not existing in a *building* or otherwise required by Section 803, *North Carolina Building Code* Section 903.2.8 shall not be applied for Group R-3.

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by C. Berg.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Matheny. Second made by R. Zapple.  
Motion unanimously adopted.**

**Item D – 29 Request from the NC Building Code Council Mechanical Standing Committee to adopt the 2024 edition of the North Carolina Fuel Gas Code as presented by the committee. (231219 Item B-19).**

**Commercial Super Committee: Motion to table this item until the June 11, 2024 meeting made by M. Matheny. Second made by J. Shepherd.  
Motion unanimously approved.**

**Item D – 30 Request from the NC Building Code Council Mechanical Standing Committee to adopt the 2024 edition of the North Carolina Mechanical Code as presented by the committee. (231219 Item B-18)**

**Commercial Super Committee: Motion to table this item until the June 11, 2024 meeting made by M. Matheny. Second made by C. Berg.  
Motion approved.**

**No further action taken by the Building Code Council at this time.**

**Item D – 31 Request from Kate Whalen representing staff to amend the 2024 NC Mechanical Code, Sections 1101, 1103, 1104, 1106, 1107, 1109, 1110 as follows (231212 Item B-5):**

Due to size, this petition can be conveniently viewed at the link below:  
<https://www.ncosfm.gov/news/events/building-code-council-meeting-december-12-2023>

**Commercial Super Committee: Motion to approve made by C. Berg. Second made by M. Matheny.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Matheny. Second made by D. Shearin.  
Motion unanimously adopted.**

**Item D – 32 Request from the NC Building Code Council Mechanical Standing Committee to adopt the 2024 edition of the North Carolina Plumbing Code as presented by the committee. (231219 Item B-15)**

**This item was withdrawn.**

**Item D – 33 Request from David Rittlinger of staff to amend the 2024 NC Plumbing Code, Sections 702.1, 702.4, 1102.2 and 1102.7 as follows (231219 Item B-16):**

**702.1 Above-ground sanitary drainage and vent pipe.** Above-ground soil, waste and vent pipe shall conform to one of the standards listed in Table 702.1. Pipe fittings shall not be solvent cemented inside of plastic pipe.

**Exception:** Plastic pipe with an inside diameter of 2 inches (51 mm) and larger shall not be used for storm drainage drain, waste and vent conductors in buildings in which the top occupied floor exceeds 75 feet (23m) in height as per General Assembly of North Carolina Session Law 2023-137, Section 36.

....

**702.4 Fittings.** Pipe fittings shall be *approved* for installation with the piping material installed and shall comply with the applicable standards listed in Table 702.4. Pipe fittings shall not be solvent cemented inside of plastic pipe.

**Exception:** Plastic pipe fittings and plastic plumbing appurtenances with an inside diameter of 2 inches (51 mm) and larger shall not be used for drain, waste and vent conductors in buildings in which the top occupied floor exceeds 75 feet (23 m) in height as per General Assembly of North Carolina Session Law 2023-137, Section 36.

....

**1102.2 Inside storm drainage conductors.** Inside storm drainage conductors installed above ground shall conform to one of the standards listed in Table 702.1.

**Exception:** Plastic pipe with an inside diameter of 2 inches and larger shall not be used for storm drainage conductors in buildings in which the top occupied floor exceeds 75 feet (23m) in height as per General Assembly of North Carolina Session Law 2023-137, Section 36.

....

**1102.7 Fittings.** Pipe fittings shall be *approved* for installation with the piping material installed, and shall conform to the respective pipe standards or one of the standards listed in Table 1102.7. The fittings shall not have ledges, shoulders or reductions capable of retarding or obstructing flow in the piping. Threaded drainage pipe fittings shall be of the recessed drainage type.

**Exception:** Plastic pipe fittings and plastic plumbing appurtenances with an inside diameter of 2 inches and larger shall not be used for storm drainage conductors in buildings in which the top occupied floor exceeds 75 feet (23m) in height as per General Assembly of North Carolina Session Law 2023-137, Section 36.

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by J. Shepherd.**

**Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Ali. Second made by D. Shearin.**

**Motion unanimously adopted.**

**Item D – 34 Request from the NC Building Code Council Residential Standing Committee to adopt the 2024 edition of the North Carolina Residential Code, Chapters 1-10, 25-33, 45, 46, and Appendices as presented by the committee. (231219 Item B-17)**

**This item was withdrawn**

**Item D – 35 Request from Cheryl K. Dean and Timothy W. Maloney representing the NC Registered Landscape Architects to amend the 2024 NC Administrative Code and Policies, Sections 204.4.5 and 204.4.5.1 as follows (230912 Item B-1):**

**204.4.5 Design professional seal required.** Where the General Statutes, North Carolina Board of Architecture and Registered Interior Designers, the North Carolina Board of Landscape Architects, or the North Carolina Board of Examiners for Engineers and Land Surveyors require, no permit shall be issued unless the construction documents (drawings and specifications), bear the North Carolina seal of a registered design professional. Construction documents shall include the name and address of the business entity (individual, corporation or partnership) with whom the registered design professional is affiliated. Questions concerning this section should be directed to the North Carolina Board of Architecture and Registered Interior Designers, the North Carolina Board of Landscape Architects, the North Carolina Board of Examiners for Engineers and Land Surveyors, or the National Institute for Certified Engineering Technologies (NICET) Board of Governors.

**204.4.5.1 Registered design professional.** The registered design professional shall be a registered architect, registered interior designer, registered landscape architect, licensed professional engineer or NICET Level III sprinkler or fire alarm designer legally registered or licensed under the laws of this state.

**Commercial Super Committee: Motion to approve made by D. Gieser. Second made by M. Matheny.  
Motion unanimously adopted.**

**Residential Super Committee: Motion to approve made by J. Hilton. Second made by M. Matheny.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by J. Hilton. Second made by D. Gieser.**

**Motion unanimously adopted.**

**Item D – 36 Request from Kerry Sutton, P.E. representing the American Concrete Institute, Edward Deaver representing the ACI Carolinas Chapter, Caroline Sutton representing Carolinas Ready Mixed Concrete Association, Shamim Rashid-Sumar, P.E., F.S.F.P.E. representing National Ready Mixed Concrete Association, Griff Shapack, P.E. representing Simpson Strong-Tie, Jay Pease, P.E. representing Owens Corning/Infrastructure Solutions, Jerzy Zemajtis, P.E. representing NEX: An ACI Center of Excellence for Nonmetallic Building Materials, and Jay Thomas representing Structural Technologies to amend the 2024 NC Building Code, Section 1901 as follows (230912 Item B-3):**

**1901.2 Plain and reinforced concrete.** Structural concrete shall be designed and constructed in accordance with the requirements of this chapter and ACI 318 as amended in Section 1905 of this code. Except for the provisions of Section 1904 and 1907, the design and construction of slabs on grade shall not be governed in this chapter unless they transmit vertical *loads* or lateral forces from other parts of the structure to the soil.

**1901.2.1 Structural concrete with GFRP reinforcement.** Cast-in-place structural concrete internally reinforced with glass fiber reinforced polymer (GFRP) reinforcement conforming to ASTM D7957 and designed in accordance with ACI CODE 440.11 shall be permitted where fire resistance ratings are not required and only for structures assigned to Seismic Categories A, B or C.

**Exception:** Concrete internally reinforced with GFRP bars shall not be permitted for concrete elements that are part of the seismic lateral force resisting system in structures assigned to Seismic Design Categories B or C.

**Add new reference standard(s) to Chapter 35 as follows:**

**ACI**

**440.11-22 Building Code Requirements for Structural Concrete Reinforced with Glass Fiber-Reinforced Polymer (GFRP) Bars-Code and Commentary.....1901.2.1**

**ASTM**



**D7957-17 Standard Specification for Solid Round Glass Fiber Reinforced Polymer Bars for Concrete Reinforcement.....1901.2.1**

**Commercial Super Committee: Motion to approve made by C. Berg. Second made by M. Matheny.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by M. Ali. Second made by R. Zapple.  
Motion unanimously adopted.**

**Item D – 37 Request from Julius Ballanco, P.E. representing JB Engineering and Code Consulting, P.C. to amend the 2024 NC Mechanical Code, Chapter 15 as follows (230912 Item B-4):**

ASHRAE	ASHRAE 1791 Tullie Circle, NE Atlanta, GA 30329	
15— <u>2019</u> <u>2022</u>	Safety Standard for Refrigeration Systems	<u>1101.1, 1106.4.2</u>
34— <u>2019</u> <u>2022</u>	Designation and Safety Classification of <u>Refrigerants</u>	<u>1102.2.1, 1103..1,</u> <u>Table 1103.1</u>
UL	UL LLC 333 Pfingsten Road Northbrook, IL 60062-2096	
UL/CSA 60335-2-40- <u>2019</u> <u>2022</u>	Household And Similar Electrical <u>Appliances</u> - Safety — Part 2-40: Particular Requirements for Electrical <u>Heat</u> <u>Pumps, Air-Conditioners and Dehumidifiers</u>	<u>908.1, 916.1, 918.1,</u> <u>918.2, Table 1101.2</u>
UL/CSA 60335-2-89- <u>17</u> <u>2021</u>	Household And Similar Electrical Appliances - Safety — Part 2-89: Particular Requirements for Commercial Refrigerating Appliances with an Incorporated or Remote Refrigerant Units or Compressor	Table 1101.2

**Commercial Super Committee: Motion to approve made by M. Matheny. Second made by D. Gieser.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve made by D. Shearin. Second made by M. Matheny.**

**Motion unanimously adopted.**

**Item D – 38 Request from David Rittlinger representing NCDOI to amend the 2024 NC Administrative Code and Policies by adding Appendix H: “Affidavit of on-site wastewater existing system pursuant to N.C.G.S. 160D-1110(h1)” to comply with SL 2023-90 (H628) that was signed into law on 7/10/23 and becomes effective 10-1-23 (230912 Item B-8).**

# APPENDIX H

## AFFIDAVIT OF ON-SITE WASTEWATER EXISTING SYSTEM PURSUANT TO N.C.G.S. §160D-1110(h1)

[This form is only required with a permit application if the permit applicant is applying for exemption as allowed by N.C.G.S. § 160D-1110(h1)]

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

Inspection Department

Address and Parcel Identification of Real Property Where Building is to be Constructed or Altered:

\_\_\_\_\_  
\_\_\_\_\_

I, \_\_\_\_\_,

(Print Full Name)

owner of the property, do hereby under penalties of perjury affirm that the proposed building construction will meet local and State on-site wastewater system setback requirements pursuant to N.C.G.S. § 130A-335. Additionally, the proposed construction shall not increase the design daily flow or wastewater strength of the existing system and thereby absolves the State, Inspection Department, and Local Health Department of any responsibility or liability regarding the existing wastewater system.

The property owner may, at his or her discretion, consult with an authorized on-site wastewater evaluator certified by the North Carolina On-Site Wastewater Contractors and Inspectors Certification Board or an inspector, as defined in N.C.G.S. § 90A-71(5), to locate the on-site wastewater existing system and verify setbacks requirements prior to executing this affidavit.

\_\_\_\_\_  
(Signature of Affiant)

\_\_\_\_\_  
Date

Sworn to (or affirmed) and Subscribed before me this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

My Commission Expires: \_\_\_\_\_ (Notary Stamp or Seal)

Nathan Childs, Assistant Attorney General, Counsel for the Building Code Council suggest adding the following statement to the end of the second paragraph, before the period: ...to the extent allowed by law.

**Commercial Super Committee: Motion to approve as amended by Counsel made by D. Gieser. Second made by M. Matheny.  
Motion unanimously adopted.**

**Residential Super Committee: Motion to approve as amended by Counsel made by J. Hilton. Second made by D. Shearin.  
Motion unanimously adopted.**

**Building Code Council: Motion to approve as amended by Counsel made by M. Matheny. Second made by M. Ali.  
Motion unanimously adopted.**

## **Part E – Reports**

### **❖ Ad-Hoc Committee Reports**

Per committee chair David Gieser, the Primitive Structure Committee held their first meeting in January, and another is scheduled for April. There were several items that were discussed as they relate to the complexities of the Code. They reached out to the American Glamping Association and received some guidance from them as well as ICC.

There is a new committee that will be working on the wording that will allow 3- and 4- family units to be allowed in the Residential Code as per House Bill 488 that became law. Mark Matheny is the Chair of this new ad-hoc committee and will be the contact for those interested in being on it.

### **❖ Standing Committee Reports**

The Administrative Committee is going to start looking at the Fiscal Notes process for code change petitions.

### **❖ Staff Reports**

David Rittlinger of NCOSFM staff noted that staff has been working diligently through the Rules Review process with all the Code petitions, meetings, and changes in addition to handling all the phone calls and emails they receive from the public on a normal business day.

Staff has been doing some presentations on the 2024 Code changes to various organizations. They have already completed three sold-out presentations for AIA and will be doing some additional ones for them. Staff will be reaching out to NC Home Builders Association, as well as the

general contractors licensing board, mechanical contractors licensing board, ASHRAE for mechanical engineers, and ASPE for plumbing engineers as well. As we get through the publishing of the volumes of NC Building Codes, staff will be coordinating educational classes for the public.

❖ **Chairman's Report**

The Chair thanked everyone for being at the meeting and for being patient with the challenges of hosting a hybrid meeting. As always, she wants Council members to exercise the hybrid option if they have a sickness or a family emergency. However, she really appreciates it when you can be at the meetings in person.

**Part F – Appeals**

BBUDC Inc. appeal is scheduled to be held on April 24, 2024, at 10:00 a.m. at the Albemarle Building (325 N. Salisbury St, Raleigh NC) in room 245.

Adjourned.