

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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919-647-0000**

Migrant Housing Facilities

Code: 2018 Residential
Section: R101.2

Date: April 4, 2019

Code: 2018 Building
Section: 101.2

Question:

Are migrant housing facilities exempt from the North Carolina State Building Codes?

Answer:

No. Migrant housing facilities are required to meet the requirements of the North Carolina State Building Codes in addition to the [Migrant Housing Act of North Carolina](#) and the [Occupational Safety and Health Standards Part 29 CFR 1910.142](#).

NC Residential Code – A single family dwelling used as a migrant house that contains a maximum of 8 bedrooms may be constructed by the North Carolina State Residential Building Code.

NC Building Code – Migrant congregate living facilities with 16 or fewer occupants are permitted to comply with the construction requirements for Group R-3 of the North Carolina Building Code. Migrant congregate living facilities with more than 16 occupants are required to comply with the construction requirements for Group R-2 of the North Carolina Building Code. Sprinkler requirements are governed by Section 903.2.8.5 and 903.2.8.5.1.

[F]903.2.8.5 Group R Migrant Housing. Group R-2 buildings housing farm workers and their families located outside of a municipality's building rules jurisdiction may install a 13D multipurpose sprinkler system where all of the following conditions exist:

1. Building cannot exceed two stories in height;
2. Building cannot exceed 2500 square feet (232 m²) in area; and
3. Building shall have two remote means of egress.

903.2.8.5.1 Group R Migrant Housing. Migrant housing as defined by GS 95-223 shall be exempt when all of the following conditions exist:

1. Building is not more than one story in height.
2. Building meets all of the requirements of GS 95-222 through GS 95-229.1 (Chapter 95, Article 19) and 29 CFR 1910.142, as amended.

Keywords:

Optional. Sleeping units, labor housing, seasonal workers