

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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Applicability of Special Inspections

Code: 2018 Building Code
Section: 1705.1.3

Date: September 13, 2018

Question:

This question is related to an existing building that would require special inspections if it were built today. Would special inspections be required for the following scenarios?

- 1) A building addition that in itself is below the threshold for requiring special inspections.
- 2) A structural alteration that in itself is below the threshold for requiring special inspections.

Answer:

- 1) Yes.
- 2) Yes.

Special inspections as required by NC Building Code, Section 1705.1.3 remain important to the life-safety of the building occupants. If the existing building was under the current code thresholds for requiring special inspections and the new work did not cause the building to go over those thresholds then special inspections are not required.

Code Reference:

NC Building Code

1705.1.3 Structures Requiring Special Inspections Listed in Section 1705.

Special inspections in accordance with Sections 1704 and 1705 are required for building, building components or other structures according to the following:

1. *Buildings or other structures listed in Table 1604.5 in Risk Category II if:*
 - 1.1. *Building height exceeds 45 feet (13.7 m) or three stories, or*
 - 1.2. *The building is an underground building in accordance with Section 405.1.*
2. *Buildings or other structures listed in Table 1604.5 in Risk Categories III or IV;*

Keywords:

Tests, structural category, piles, piers, special foundations, smoke control, smoke exhaust, SPFM, spray-fire-resistant material, underground buildings