

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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Floating Structures and Buildings

Code: 2018 Building Code

Section: 101.2

Code: 2018 Residential Code

Section: R101.2

Code: 2018 Existing Building Code

Section: 101.2

Code: 2018 Plumbing Code

Section: 101.2

Code: 2018 Mechanical Code

Section: 101.2

Date: December 21, 2021

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Code: 2018 Fuel Gas Code

Section: 101.2

Code: 2018 Energy Code

Section: C101.2 & R101.2

Question:

Are floating structures that are not permanently attached to land in any way required to comply with the NC Building Codes?

Answer:

No, if the structures meet all of the following:

- The floating structures fall within the scope of water vessels that are regulated by the US Coast Guard or NC Wildlife Resources Commission and remain portable.
- The structures can only be fixed in place by means of moorings to a dock, an anchor, or other methods intended for a water vessel.
- All land utilities (water supply, electrical service, sewer) are connected with quick disconnects. The disconnects are located immediately adjacent to the floating structure.

A floating structure, even a floating structure that is registered as a vessel with the NC Wildlife Resources Commission, that does not meet all the items listed above is required to comply with the NC State Building Codes.

Applicability of the NC State Buildings Codes for any covering or enclosure constructed on the floating structure is based on whether the structure qualifies for exemption as indicted above.

A “water vessel” in the case of this interpretation means a manmade vehicle that can be transported on water under its own power or the power of another water vessel.

If a floating structure is exempt from the NC State Building Codes, utilities extended to the floating structure requires permits and inspections on the land side up to the point of the quick disconnect.

This interpretation is addressing floating structures that are not otherwise exempt from compliance with NC State Building Codes by NC State statute.

Keywords:

Boat, ship, barge, house, dwelling, lake, ocean, pond