

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2009**

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HOUSE DRH80154-MH-78 (3/17)

Short Title: Building Code/Exempt Equestrian Arenas. (Public)

Sponsors: Representative Brubaker.

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT TO CLARIFY THE NORTH CAROLINA BUILDING CODE EXEMPTION FOR
3 FARM BUILDINGS TO INCLUDE EQUINE ARENAS USED FOR LESSONS
4 OFFERED TO THE GENERAL PUBLIC BUT NOT FOR SPECTATOR EVENTS.

5 The General Assembly of North Carolina enacts:

6 **SECTION 1.** G.S. 143-138(b) reads as rewritten:

7 "**§ 143-138. North Carolina State Building Code.**

8 ...
9 (b) Contents of the Code. – The North Carolina State Building Code, as adopted by the
10 Building Code Council, may include reasonable and suitable classifications of buildings and
11 structures, both as to use and occupancy; general building restrictions as to location, height, and
12 floor areas; rules for the lighting and ventilation of buildings and structures; requirements
13 concerning means of egress from buildings and structures; requirements concerning means of
14 ingress in buildings and structures; rules governing construction and precautions to be taken
15 during construction; rules as to permissible materials, loads, and stresses; rules governing
16 chimneys, heating appliances, elevators, and other facilities connected with the buildings and
17 structures; rules governing plumbing, heating, air conditioning for the purpose of comfort
18 cooling by the lowering of temperature, and electrical systems; and such other reasonable rules
19 pertaining to the construction of buildings and structures and the installation of particular
20 facilities therein as may be found reasonably necessary for the protection of the occupants of
21 the building or structure, its neighbors, and members of the public at large.

22 In addition, the Code may regulate activities and conditions in buildings, structures, and
23 premises that pose dangers of fire, explosion, or related hazards. Such fire prevention code
24 provisions shall be considered the minimum standards necessary to preserve and protect public
25 health and safety, subject to approval by the Council of more stringent provisions proposed by
26 a municipality or county as provided in G.S. 143-138(e). These provisions may include
27 regulations requiring the installation of either battery-operated or electrical smoke detectors in
28 every dwelling unit used as rental property, regardless of the date of construction of the rental
29 property. For dwelling units used as rental property constructed prior to 1975, smoke detectors
30 shall have an Underwriters' Laboratories, Inc., listing or other equivalent national testing
31 laboratory approval, and shall be installed in accordance with either the standard of the
32 National Fire Protection Association or the minimum protection designated in the
33 manufacturer's instructions, which the property owner shall retain or provide as proof of
34 compliance.



1 The Code may contain provisions requiring the installation of either battery-operated or
2 electrical carbon monoxide detectors in every dwelling unit having a fossil-fuel burning heater
3 or appliance, fireplace, or an attached garage. Carbon monoxide detectors shall be those listed
4 by a nationally recognized testing laboratory that is OSHA-approved to test and certify to
5 American National Standards Institute/Underwriters Laboratories Standards ANSI/UL2034 or
6 ANSI/UL2075 and shall be installed in accordance with either the standard of the National Fire
7 Protection Association or the minimum protection designated in the manufacturer's
8 instructions, which the property owner shall retain or provide as proof of compliance. A carbon
9 monoxide detector may be combined with smoke detectors if the combined detector does both
10 of the following: (i) complies with ANSI/UL2034 or ANSI/UL2075 for carbon monoxide
11 alarms and ANSI/UL217 for smoke detectors; and (ii) emits an alarm in a manner that clearly
12 differentiates between detecting the presence of carbon monoxide and the presence of smoke.

13 The Code may contain provisions regulating every type of building or structure, wherever it
14 might be situated in the State.

15 Provided further, that building rules do not apply to (i) farm buildings that are located
16 outside the building-rules jurisdiction of any municipality, or (ii) farm buildings that are located
17 inside the building-rules jurisdiction of any municipality if the farm buildings are greenhouses.
18 A-For purposes of this Article, a "farm building" is any building that is not open to the general
19 public and is used primarily for a bona fide farm purpose, and "greenhouse" is a structure that
20 has a glass or plastic roof, has one or more glass or plastic walls, has an area over ninety-five
21 percent (95%) of which is used to grow or cultivate plants, is built in accordance with the
22 National Greenhouse Manufacturers Association Structural Design manual, and is not used for
23 retail sales. A "bona fide farm purpose" shall include equine training offered to members of the
24 general public, but shall not include equine spectator events. Additional provisions addressing
25 distinct life safety hazards shall be approved by the local building-rules jurisdiction.

26 Provided further, that no building permit shall be required under the Code or any local
27 variance thereof approved under subsection (e) for any construction, installation, repair,
28 replacement, or alteration costing five thousand dollars (\$5,000) or less in any single family
29 residence or farm building unless the work involves: the addition, repair, or replacement of load
30 bearing structures; the addition (excluding replacement of same size and capacity) or change in
31 the design of plumbing; the addition, replacement or change in the design of heating, air
32 conditioning, or electrical wiring, devices, appliances, or equipment, the use of materials not
33 permitted by the North Carolina Uniform Residential Building Code; or the addition (excluding
34 replacement of like grade of fire resistance) of roofing.

35 Provided further, that no building permit shall be required under such Code from any State
36 agency for the construction of any building or structure, the total cost of which is less than
37 twenty thousand dollars (\$20,000), except public or institutional buildings.

38 For the information of users thereof, the Code shall include as appendices [the following:]

- 39 (1) Any rules governing boilers adopted by the Board of Boiler and Pressure
40 Vessels Rules,
- 41 (2) Any rules relating to the safe operation of elevators adopted by the
42 Commissioner of Labor, and
- 43 (3) Any rules relating to sanitation adopted by the Commission for Public
44 Health which the Building Code Council believes pertinent.

45 In addition, the Code may include references to such other rules of special types, such as
46 those of the Medical Care Commission and the Department of Public Instruction as may be
47 useful to persons using the Code. No rule issued by any agency other than the Building Code
48 Council shall be construed as a part of the Code, nor supersede that Code, it being intended that
49 they be presented with the Code for information only.

50 Nothing in this Article shall extend to or be construed as being applicable to the regulation
51 of the design, construction, location, installation, or operation of (1) equipment for storing,

1 handling, transporting, and utilizing liquefied petroleum gases for fuel purposes or anhydrous
2 ammonia or other liquid fertilizers, except for liquefied petroleum gas from the outlet of the
3 first stage pressure regulator to and including each liquefied petroleum gas utilization device
4 within a building or structure covered by the Code, or (2) equipment or facilities, other than
5 buildings, of a public utility, as defined in G.S. 62-3, or an electric or telephone membership
6 corporation, including without limitation poles, towers, and other structures supporting electric
7 or communication lines.

8 Nothing in this Article shall extend to or be construed as being applicable to the regulation
9 of the design, construction, location, installation, or operation of industrial machinery.
10 However, if during the building code inspection process, an electrical inspector has any
11 concerns about the electrical safety of a piece of industrial machinery, the electrical inspector
12 may refer that concern to the Occupational Safety and Health Division in the North Carolina
13 Department of Labor but shall not withhold the certificate of occupancy nor mandate
14 third-party testing of the industrial machinery based solely on this concern. For the purposes of
15 this paragraph, "industrial machinery" means equipment and machinery used in a system of
16 operations for the explicit purpose of producing a product. The term does not include
17 equipment that is permanently attached to or a component part of a building and related to
18 general building services such as ventilation, heating and cooling, plumbing, fire suppression or
19 prevention, and general electrical transmission.

20 In addition, the Code may contain rules concerning minimum efficiency requirements for
21 replacement water heaters, which shall consider reasonable availability from manufacturers to
22 meet installation space requirements and may contain rules concerning energy efficiency that
23 require all hot water plumbing pipes that are larger than one-fourth of an inch to be insulated.

24 No State, county, or local building code or regulation shall prohibit the use of special
25 locking mechanisms for seclusion rooms in the public schools approved under
26 G.S. 115C-391.1(e)(1)e., provided that the special locking mechanism shall be constructed so
27 that it will engage only when a key, knob, handle, button, or other similar device is being held
28 in position by a person, and provided further that, if the mechanism is electrically or
29 electronically controlled, it automatically disengages when the building's fire alarm is activated.
30 Upon release of the locking mechanism by a supervising adult, the door must be able to be
31 opened readily."

32 **SECTION 2.** This act is effective when it becomes law.