

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021

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HOUSE BILL 865
Committee Substitute Favorable 6/17/21

Short Title: Private Commercial Inspection System.

(Public)

Sponsors:

Referred to:

May 5, 2021

1 A BILL TO BE ENTITLED
2 AN ACT TO AUTHORIZE INSPECTIONS BY PRIVATE INSPECTORS OF COMMERCIAL
3 BUILDINGS AND STRUCTURES FOR COMPLIANCE WITH THE NORTH
4 CAROLINA STATE BUILDING CODE.

5 The General Assembly of North Carolina enacts:

6 SECTION 1.(a) G.S. 143-151.8(a) reads as rewritten:

7 "§ 143-151.8. Definitions.

8 (a) As used in this Article, unless the context otherwise requires:

9 ...

10 (4a) "Private commercial inspection" means inspection by a private commercial
11 inspector of the manner of construction, workmanship, and materials for the
12 construction of commercial buildings and structures, including their
13 components and elements, for compliance with the North Carolina State
14 Building Code, except those sections of the Code which pertain to boilers and
15 elevators which the State Department of Labor engages in the administration
16 and enforcement of those sections.

17 (4b) "Private commercial inspector" means a person qualified through certification
18 and registration pursuant to this Article to engage in the practice of private
19 commercial inspections.

20"

21 SECTION 1.(b) G.S. 143-151.12 reads as rewritten:

22 "§ 143-151.12. Powers.

23 In addition to powers conferred upon the Board elsewhere in this Article, the Board shall
24 have the power to:

25 (1) Adopt rules necessary to administer this ~~Article;~~Article.

26 (1a) Require State agencies, local inspection departments, and local governing
27 bodies to submit reports and information about the employment, education,
28 and training of Code-enforcement ~~officials;~~officials.

29 (2) Establish minimum standards for employment as a Code-enforcement official:
30 (i) in probationary or temporary status, and (ii) in permanent
31 ~~positions;~~positions.

32 (3) Certify persons as being qualified under the provisions of this Article to be
33 Code-enforcement officials, including persons employed by a federally
34 recognized Indian Tribe to perform inspections on tribal lands under
35 ~~G.S. 153A-350.1;~~G.S. 160D-1101.



- 1 (3a) Certify and register persons as being qualified under the provisions of this
 2 Article to be private commercial inspectors for the purposes of conducting
 3 private commercial inspections.
- 4 (4) Consult and cooperate with counties, municipalities, agencies of this State,
 5 other governmental agencies, and with universities, colleges, junior colleges,
 6 community colleges and other institutions concerning the development of
 7 Code-enforcement or private commercial inspector training schools and
 8 programs or courses of ~~instruction~~;instruction.
- 9 (5) Establish minimum standards and levels of education or equivalent experience
 10 for all Code-enforcement or private commercial inspector instructors, teachers
 11 or ~~professors~~;professors.
- 12 (5a) Ensure that the minimum standards for and education of private commercial
 13 inspectors include specific instruction on the duties and responsibilities
 14 imposed by law on a private commercial inspector.
- 15 (6) Conduct and encourage research by public and private agencies which shall
 16 be designed to improve education and training in the administration of Code
 17 ~~enforcement~~;enforcement or private commercial inspection.
- 18 (7) Adopt and amend bylaws, consistent with law, for its internal management
 19 and control; appoint such advisory committees as it may deem necessary; and
 20 enter into contracts and do such other things as may be necessary and
 21 incidental to the exercise of its authority pursuant to this Article; and,Article.
- 22 (8) Make recommendations concerning any matters within its purview pursuant
 23 to this Article; [and]Article.
- 24 (9) Establish within the Department of Insurance a marketplace pool of qualified
 25 Code-enforcement officials available for the following purposes:
- 26 a. When requested by the Insurance Commissioner, to assist in the
 27 discharge of the Commissioner's duty under G.S. 143-139 to
 28 supervise, administer, and enforce the North Carolina State Building
 29 Code.
- 30 b. When requested by local inspection departments, to assist in Code
 31 enforcement."

32 **SECTION 1.(c)** G.S. 143-151.14 reads as rewritten:

33 "**§ 143-151.14. Comity.**

34 ...

35 (a1) The Board may, without requiring an examination, grant a standard private
 36 commercial inspector certificate as a qualified private commercial inspector for a particular type
 37 of position and level to any person who, at the time of application, is certified as a qualified
 38 Code-enforcement official or, as the equivalent of a private commercial inspector, in good
 39 standing by a similar board of another state, district, or territory where standards are acceptable
 40 to the Board and not lower than those required by this Article for a similar type of position and
 41 level in this State. Any Code-enforcement official granted a certificate under this section and
 42 registered under G.S. 143-151.19A may, unless prohibited by the terms of their employment as
 43 a Code-enforcement official, engage in the practice of private commercial inspection throughout
 44 the State.

45 ...

46 (b1) The Board may, without requiring an examination, grant a standard private
 47 commercial inspector certificate as a qualified private commercial inspector for a particular type
 48 of position and level to any person who, at the time of application, is certified as a qualified
 49 Code-enforcement official or, as the equivalent of a private commercial inspector, in good
 50 standing by the International Code Council where standards and examination are acceptable to

1 the Board and not lower than those required by this Article for a type of position and level in this
2 State.

3 (c) The certificates granted under subsections ~~(a) and (b)~~-(a), (a1), (b), and (b1) of this
4 section shall expire after three years unless within that time period the holder completes a short
5 course, as prescribed by the Board, relating to the State Building Code regulations and
6 Code-enforcement administration.

7"

8 **SECTION 1.(d)** Article 9C of Chapter 143 of the General Statutes is amended by
9 adding a new section to read:

10 **"§ 143-151.14A. Required standards and certificates for private commercial inspectors.**

11 (a) No person shall engage in private commercial inspection under this Article unless that
12 person possesses one of the following types of private commercial inspector certificates,
13 currently valid, issued by the Board attesting to that person's qualifications to engage in private
14 commercial inspection: (i) a standard private commercial inspector certificate or (ii) a limited
15 private commercial inspector certificate provided for in subsection (c) of this section. To obtain
16 a standard private commercial inspector certificate, a person must pass an examination, as
17 prescribed by the Board or by a contracting party under G.S. 143-151.16(d), that is based on the
18 North Carolina State Building Code and administrative procedures required for Code
19 enforcement or private commercial inspection. The Board may issue a standard private
20 commercial inspector certificate of qualification to each person who successfully completes the
21 examination. The private commercial inspector certificate authorizes that person, upon
22 registration as provided in G.S. 143-151.19A, to engage in private commercial inspection and to
23 practice as a qualified private commercial inspector in North Carolina. The private commercial
24 inspector certificate of qualification shall bear the signatures of the chairman and secretary of the
25 Board.

26 (b) The Board shall issue one or more standard private commercial inspector certificates
27 to each private commercial inspector demonstrating the qualifications set forth in subsection (c)
28 of this section. Standard private commercial inspector certificates are available for each of the
29 following types of qualified private commercial inspectors:

- 30 (1) Building inspector.
- 31 (2) Electrical inspector.
- 32 (3) Mechanical inspector.
- 33 (4) Plumbing inspector.
- 34 (5) Fire inspector.

35 (c) The holder of a standard private commercial inspector certificate may only conduct
36 private commercial inspections within the inspection area and level described upon the certificate
37 issued by the Board; however, for any area in which the private commercial inspector is not
38 certified, that private commercial inspector may contract with a private commercial inspector
39 who is certified in that area to conduct the necessary inspection. A private commercial inspector
40 may qualify and hold one or more private commercial inspector certificates. These private
41 commercial inspector certificates may be for different levels in different types of positions as
42 defined in this section and in rules adopted by the Board.

43 (d) A private commercial inspector holding a certificate indicating a specified level of
44 proficiency in a particular type of position may conduct a private commercial inspection calling
45 for that type of qualification anywhere in the State. With respect to all types of private
46 commercial inspectors, those with Level I, Level II, or Level III certificates shall be qualified to
47 inspect and approve only those types and sizes of commercial buildings and structures as
48 specified in rules adopted by the Board.

49 (e) A private commercial inspector holding a limited private commercial inspector
50 certificate may conduct a private commercial inspection requiring a higher level private

1 commercial inspector certificate only upon issuance by the Board of a standard private
2 commercial inspector certificate appropriate for that higher level private commercial inspection.

3 (f) Notwithstanding subsection (a) of this section, the Board shall, without requiring an
4 examination, issue a standard private commercial inspector certificate to all of the following:

5 (1) Any person who is currently certified as a Code-enforcement official under
6 this Article.

7 (2) An architect licensed under Chapter 83A of the General Statutes.

8 (3) An engineer licensed under Chapter 89C of the General Statutes.

9 (g) The private commercial inspector certificate issued to an architect or engineer under
10 subsection (f) of this section shall be without regard to levels and shall authorize that architect or
11 engineer to conduct any commercial inspection except a final fire inspection."

12 **SECTION 1.(e)** Article 9C of Chapter 143 of the General Statutes is amended by
13 adding a new section to read:

14 **"§ 143-151.14B. Professional development program for private commercial inspectors.**

15 (a) The Board may establish professional development requirements for private
16 commercial inspectors as a condition of the renewal or reactivation of their certificates. The
17 purposes of these professional development requirements are to assist private commercial
18 inspectors in maintaining professional competence in their inspections and to assure the health,
19 safety, and welfare of the citizens of North Carolina. A private commercial inspector subject to
20 this section shall present evidence to the Board at each certificate renewal after initial
21 certification, that during the 12 months before the certificate expiration date, the private
22 commercial inspector has completed the required number of credit hours in courses approved by
23 the Board. Annual continuing education hour requirements shall be determined by the Board but
24 shall not be more than six credit hours. For licensed architects and engineers issued a standard
25 private commercial inspector certificate under G.S. 143-151.14A, the Board shall develop a
26 continuing education program providing that two of the required six hours of annual continuing
27 education be in subjects specific to each of those individual professions.

28 (b) The Board may require an individual who earns a certificate under programs
29 established in G.S. 143-151.14A to complete professional development courses, not to exceed
30 six hours in each technical area of certification, within one year after that individual is first
31 employed as a private commercial inspector or engages in private commercial inspection.

32 (c) As a condition of reactivating a standard or limited certificate, the Board may require
33 the completion of professional development courses within one year after reemployment as a
34 private commercial inspector as follows:

35 (1) An individual who has been on inactive status for more than two years and
36 who has not been continuously employed by a city or county inspection
37 department, private commercial inspector, or engaged in the business of
38 private commercial inspections, during the period of inactive status shall
39 complete professional development courses not to exceed six hours for each
40 technical area in which the individual is certified.

41 (2) An individual who has been on inactive status for more than two years and
42 who has been continuously employed by a city or county inspection
43 department, private commercial inspector, or engaged in the business of
44 private commercial inspections, during the period of inactive status shall
45 complete professional development courses not to exceed three hours for each
46 technical area in which the individual is certified.

47 (3) An individual who has been on inactive status for two years or less shall
48 complete professional development courses not to exceed two hours for each
49 technical area in which the individual is certified.

50 (d) The Board may, for good cause shown, grant extensions of time to private commercial
51 inspectors to comply with these requirements. A private commercial inspector who, after

1 obtaining an extension under this subsection, offers evidence satisfactory to the Board that the
2 private commercial inspector has satisfactorily completed the required professional development
3 courses is in compliance with this section.

4 (e) The Board may adopt rules to implement this section, including rules that govern:

5 (1) The content and subject matter of professional development courses.

6 (2) The criteria, standards, and procedures for the approval of courses, course
7 sponsors, and course instructors.

8 (3) The methods of instruction.

9 (4) The computation of course credit.

10 (5) The ability to carry forward course credit from one year to another.

11 (6) The waiver of or variance from the professional development required for
12 hardship or other reasons.

13 (7) The procedures for compliance and sanctions for noncompliance."

14 **SECTION 1.(f)** G.S. 143-151.15 reads as rewritten:

15 **"§ 143-151.15. Return of certificate to Board; reissuance by Board.**

16 (a) A certificate issued by the Board under this Article is valid as long as the person
17 certified is ~~employed by any of the following:~~

18 (1) Employed by the State of North Carolina or any political subdivision thereof
19 as a Code-enforcement official, or is employed official.

20 (2) Employed by a federally recognized Indian Tribe to perform inspections on
21 tribal lands under G.S. 153A-350.1-G.S. 160D-1101 as a Code-enforcement
22 official.

23 (3) Employed by a private commercial inspector.

24 (4) Is self-employed as a private commercial inspector.

25 (b) When the person certified leaves that employment described under subsection (a) of
26 this section for any reason, ~~he that person~~ shall return the certificate to the Board. If the person
27 subsequently obtains employment ~~as a Code enforcement official in any governmental~~
28 ~~jurisdiction described above,~~ described under subsection (a) of this section, the Board may
29 reissue the certificate to ~~him.~~ that person.

30 (c) The provisions of G.S. 143-151.16(b) relating to renewal fees and late renewals shall
31 apply, if appropriate. The provisions of G.S. 143-151.16(c) shall not apply. This section does not
32 affect the Board's powers under G.S. 143-151.17."

33 **SECTION 1.(g)** G.S. 143-151.16 reads as rewritten:

34 **"§ 143-151.16. Certification fees; renewal of certificates; examination fees.**

35 (a) The Board shall establish a schedule of fees to be paid by each applicant for
36 certification as a qualified Code-enforcement ~~official.~~ official or as a private commercial
37 inspector. Such fee shall not exceed twenty dollars (\$20.00) for each applicant.

38 (b) A certificate, other than a probationary certificate, as a qualified Code-enforcement
39 official or as a private commercial inspector, issued pursuant to the provisions of this Article
40 must be renewed annually on or before the first day of July. Each application for renewal must
41 be accompanied by a renewal fee to be determined by the Board, but not to exceed ten dollars
42 (\$10.00). The Board is authorized to charge an extra four dollar (\$4.00) late renewal fee for
43 renewals made after the first day of July each year.

44 (c) Any person who fails to renew ~~his~~ their certificate for a period of two consecutive
45 years may be required by the Board to take and pass the same examination as unlicensed
46 applicants before allowing such person to renew ~~his~~ their certificate.

47 (d) The Board may contract with persons for the development and administration of the
48 examinations required by ~~G.S. 143-151.13(a),~~ G.S. 143-151.13(a) and G.S. 143-151.14A(a)
49 for course development related to the examinations, for review of a particular applicant's
50 examination, and for other related services. The person with whom the Board contracts may
51 charge applicants a reasonable fee for the costs associated with the development and

1 administration of the examinations, for course development related to the examinations, for
2 review of the applicant's examinations, and for other related services. The fee shall be agreed to
3 by the Board and the other contracting party. The amount of the fee under this subsection shall
4 not exceed one hundred seventy-five dollars (\$175.00). Contracts for the development and
5 administration of the examinations, for course development related to the examinations, and for
6 review of examinations shall not be subject to Article 3, 3C, or 8 of Chapter 143 of the General
7 Statutes or to Article 15 of Chapter 143B of the General Statutes. However, the Board shall: (i)
8 submit all proposed contracts for supplies, materials, printing, equipment, and contractual
9 services that exceed one million dollars (\$1,000,000) authorized by this subsection to the
10 Attorney General or the Attorney General's designee for review as provided in G.S. 114-8.3; and
11 (ii) include in all proposed contracts to be awarded by the Board under this subsection a standard
12 clause which provides that the State Auditor and internal auditors of the Board may audit the
13 records of the contractor during and after the term of the contract to verify accounts and data
14 affecting fees and performance. The Board shall not award a cost plus percentage of cost
15 agreement or contract for any purpose."

16 **SECTION 1.(h)** G.S. 143-151.17 reads as rewritten:

17 **"§ 143-151.17. Grounds for disciplinary actions; investigation; administrative procedures.**

18 ...

19 (a) A private commercial inspector shall not inspect any property under this Article in
20 which the inspector, or a person with whom the inspector has a close familial, business, or other
21 associational relationship, has an ownership or direct financial interest. For purposes of this
22 section, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent,
23 or grandchild. The term includes the step, half, and in-law relationships.

24 (b) The Board may investigate the actions of any qualified Code-enforcement ~~official~~
25 official, private commercial inspector, or any applicant therefor, upon the verified complaint in
26 writing of any person alleging a violation of subsection (a) of this section. The Board may
27 suspend, revoke, or demote to a lower level any certificate of any qualified Code-enforcement
28 official or private commercial inspector and refuse to grant a certificate to any applicant, whom
29 it finds to have been guilty of one or more of the actions set out in subsection (a) as grounds for
30 disciplinary action.

31 ...

32 (e) The provisions of this section shall apply to Code-enforcement ~~officials~~officials,
33 private commercial inspectors, and applicants who are employed or seek to be employed by a
34 federally recognized Indian Tribe to perform inspections on tribal lands under
35 G.S. 153A-350.1-G.S. 160D-1101."

36 **SECTION 1.(i)** G.S. 143-151.18 reads as rewritten:

37 **"§ 143-151.18. Violations; penalty; injunction.**

38 On and after July 1, 1979, it shall be unlawful for any person to represent ~~himself~~themselves
39 as a qualified Code-enforcement official or private commercial inspector who does not hold a
40 currently valid certificate of qualification issued by the Board. Further, it shall be unlawful for
41 any person to practice Code enforcement or conduct private commercial inspections except as
42 allowed by any currently valid certificate issued to that person by the Board. Any person violating
43 any of the provisions of this Article shall be guilty of a Class 1 misdemeanor. The Board is
44 authorized to apply to any judge of the superior court for an injunction in order to prevent any
45 violation or threatened violation of the provisions of this Article."

46 **SECTION 1.(j)** G.S. 143-151.19 reads as rewritten:

47 **"§ 143-151.19. Administration.**

48 ...

49 (c) The Board shall keep current a record of the names and addresses of all qualified
50 Code-enforcement officials and private commercial inspectors and any additional personal data

1 as the Board deems necessary. The Board annually shall publish a list of all currently certified
2 Code-enforcement ~~officials~~ officials and private commercial inspectors.

3 ...

4 (e) The Board shall issue a duplicate certificate to practice as a qualified
5 Code-enforcement official or private commercial inspector in place of one which has been lost,
6 destroyed, or mutilated upon proper application and payment of a fee to be determined by the
7 Board."

8 **SECTION 1.(k)** Article 9C of Chapter 143 of the General Statutes is amended by
9 adding a new section to read:

10 "**§ 143-151.19A. Registration of private commercial inspectors; inspection procedure plan;**
11 **qualified private commercial inspector designation.**

12 (a) No person shall engage in private commercial inspection unless that person is first
13 registered with the Board. To be registered, a person must submit an application for registration
14 on a form provided by the Board that includes:

15 (1) Proof of certification pursuant to this Article.

16 (2) An inspection procedure plan that includes all of the following:

17 a. A statement as to whether the person intends to conduct private
18 commercial inspections in all of the areas in which the person holds a
19 certificate issued under G.S. 143-151.14A.

20 b. For any areas in which the person is not certified under
21 G.S. 143-151.14A, a statement as to how that person intends to fulfill
22 contractual obligations to conduct private commercial inspections in
23 those areas for which the person is not certified.

24 c. A statement as to the person's experience level in each of the areas in
25 which that person holds a certificate issued under G.S. 143-151.14A.

26 (3) Any other information required by the Board.

27 (b) The Board shall review the inspection procedure plan required by subsection (a) of
28 this section and shall register and assign the person a registration number if it determines the plan
29 is adequate and the person otherwise meets the requirements of this Article. If the Board denies
30 an application for registration or the application is deficient, the Board shall notify the applicant
31 in writing with an explanation for the denial and give the applicant a reasonable opportunity to
32 correct any deficiencies and resubmit the application. If the Board denies the resubmitted
33 application, the applicant shall be notified in writing and may seek review as provided in
34 G.S. 143-151.17(d).

35 (c) The Board shall keep current a record of the names and addresses of all registered
36 private commercial inspectors and maintain this record on the Department of Insurance's website.
37 The Board may combine the records maintained and published under this subsection with those
38 required in G.S. 143-151.19. The Board may request updates from registered private commercial
39 inspectors registered under this section.

40 (d) A private commercial inspector may submit an amended registration or inspection
41 procedure plan to the Board at any time.

42 (e) The Board shall establish a schedule of fees to be paid by each applicant for
43 registration under this section. Such fee shall not exceed twenty dollars (\$20.00) for each
44 applicant."

45 **SECTION 2.(a)** G.S. 160D-402(d) reads as rewritten:

46 "(d) Financial Support. – The local government may appropriate for the support of the
47 staff any funds that it deems necessary. It shall have power to fix reasonable fees for support,
48 administration, and implementation of programs authorized by this Chapter, and all such fees
49 shall be used for no other purposes. When an inspection, for which the permit holder has paid a
50 fee to the local government, is performed by a private commercial inspector, or by a marketplace
51 pool Code-enforcement official upon request of the Insurance Commissioner under

1 G.S. 143-151.12(9)a., the local government shall promptly return to the permit holder the fee
2 collected by the local government for ~~such~~that inspection. This subsection applies to the
3 following types of inspection: plumbing, electrical systems, general building restrictions and
4 regulations, heating and air-conditioning, and the general construction of buildings."

5 **SECTION 2.(b)** G.S. 160D-403 reads as rewritten:

6 "**§ 160D-403. Administrative development approvals and determinations.**

7 ...

8 (e) Inspections. – Administrative staff may inspect work undertaken pursuant to a
9 development approval to assure that the work is being done in accordance with applicable State
10 and local laws and of the terms of the approval. In exercising this power, staff are authorized to
11 enter any premises within the jurisdiction of the local government at all reasonable hours for the
12 purposes of inspection or other enforcement action, upon presentation of proper credentials;
13 provided, however, that the appropriate consent has been given for inspection of areas not open
14 to the public or that an appropriate inspection warrant has been secured. This subsection shall not
15 apply to work for which a holder has elected to utilize private commercial inspections for
16 inspection of commercial buildings and structures for compliance with the North Carolina State
17 Building Code pursuant to Article 11 of this Chapter.

18 ...

19 (g) Certificate of Occupancy. – A local government may, upon completion of work or
20 activity undertaken pursuant to a development approval, make final inspections and issue a
21 certificate of compliance or occupancy if staff finds that the completed work complies with all
22 applicable State and local laws and with the terms of the approval. Except as provided in
23 G.S. 160D-1105.2, a local government shall not conduct final inspections of work or activity on
24 commercial buildings or structures for projects under G.S. 160D-1105.1. No building, structure,
25 or use of land that is subject to a building permit required by Article 11 of this Chapter shall be
26 occupied or used until a certificate of occupancy or temporary certificate pursuant to
27 ~~G.S. 160D-1114~~ G.S. 160D-1116 has been issued.

28"

29 **SECTION 3.(a)** G.S. 160D-1101 reads as rewritten:

30 "**§ 160D-1101. Definitions.**

31 As used in this Article, the following terms shall have their ordinary meaning and shall also
32 be read to include the following:

33 ...

34 (3a) Private commercial inspection. – Shall have the same meaning as in
35 G.S. 143-151.8(a)(4a).

36 (3b) Private commercial inspector. – Shall have the same meaning as in
37 G.S. 143-151.8(a)(4b).

38"

39 **SECTION 3.(b)** G.S. 160D-1102 reads as rewritten:

40 "**§ 160D-1102. Building code administration.**

41 (a) A local government may create an inspection department and may appoint inspectors
42 who may be given appropriate titles, such as building inspector, electrical inspector, plumbing
43 inspector, housing inspector, zoning inspector, heating and air-conditioning inspector, fire
44 prevention inspector, or deputy or assistant inspector, or such other titles as may be generally
45 descriptive of the duties assigned. Every local government shall perform the duties and
46 responsibilities set forth in ~~G.S. 160D-1105~~ G.S. 160D-1104 either by (i) creating its own
47 inspection department, (ii) creating a joint inspection department in cooperation with one or more
48 other units of local government, pursuant to G.S. 160D-1105 or Part 1 of Article 20 of Chapter
49 160A of the General Statutes, (iii) contracting with another unit of local government for the
50 provision of inspection services pursuant to Part 1 of Article 20 of Chapter 160A of the General

1 Statutes, or (iv) arranging for the county in which a city is located to perform inspection services
2 within the city's jurisdiction as authorized by G.S. 160D-1105 and G.S. 160D-202.

3 (b) In the event that any local government fails to provide inspection services or ceases
4 to provide such services, the Commissioner of Insurance shall arrange for the provision of such
5 services, either through personnel employed by the department or through an arrangement with
6 other units of government. In either event, the Commissioner shall have and may exercise within
7 the local government's planning and development regulation jurisdiction all powers made
8 available to the governing board with respect to building inspection under this Article and Part 1
9 of Article 20 of Chapter 160A of the General Statutes. Whenever the Commissioner has
10 intervened in this manner, the local government may assume provision of inspection services
11 only after giving the Commissioner two years' written notice of its intention to do so; provided,
12 however, that the Commissioner may waive this requirement or permit assumption at an earlier
13 date upon finding that such earlier assumption will not unduly interfere with arrangements made
14 for the provision of those services.

15 (c) No local government shall adopt or enforce any ordinance prohibiting private
16 commercial inspections by private commercial inspectors nor shall the Commissioner of
17 Insurance prohibit private commercial inspections by private commercial inspectors when the
18 Department of Insurance has intervened pursuant to subsection (b) of this section."

19 **SECTION 3.(c)** Article 11 of Chapter 160D of the General Statutes is amended by
20 adding a new section to read:

21 **"§ 160D-1103.1. Qualifications of private commercial inspectors.**

22 No private commercial inspections shall be conducted except by private commercial
23 inspectors qualified under Article 9C of Chapter 143 of the General Statutes."

24 **SECTION 3.(d)** G.S. 160D-1104(b) reads as rewritten:

25 **"§ 160D-1104. Duties and responsibilities.**

26 ...
27 (b) The duties and responsibilities set forth in subsection (a) of this section include the
28 receipt of applications for permits and the issuance or denial of permits, the making of any
29 necessary inspections in a timely ~~manner, manner~~ except those inspections made by a private
30 commercial inspector, the issuance or denial of certificates of ~~compliance, compliance~~ other than
31 those certificates of compliance with the State Building Code issued or denied by a private
32 commercial inspector, the issuance of orders to correct violations, the bringing of judicial actions
33 against actual or threatened violations, the keeping of adequate records, and any other actions
34 that may be required in order adequately to enforce those laws. The governing board has the
35 authority to enact reasonable and appropriate provisions governing the enforcement of those
36 laws."

37 **SECTION 3.(e)** G.S. 160D-1105 reads as rewritten:

38 **"§ 160D-1105. Other arrangements for inspections.**

39 (a) A local government may contract with an individual who is not a local government
40 employee but who holds one of the applicable certificates as provided in G.S. 160D-1103 or with
41 the employer of an individual who holds one of the applicable certificates as provided in
42 G.S. 160D-1103.

43 (b) Notwithstanding any other provision of this Article, a local government may contract
44 with a private commercial inspector certified and registered under Article 9C of Chapter 143 of
45 the General Statutes to conduct inspections under this Article.

46 (c) A permit holder may contract with a private commercial inspector to conduct private
47 commercial inspections, as provided in G.S. 160D-1105.1, of commercial buildings and
48 structures for compliance with the State Building Code."

49 **SECTION 3.(f)** Article 11 of Chapter 160D of the General Statutes is amended by
50 adding a new section to read:

51 **"§ 160D-1105.1. Private commercial inspection authorized; exceptions.**

1 (a) Notwithstanding the requirements of this Article and except as provided in subsection
2 (d) of this section, a local government and the Commissioner of Insurance, when the Department
3 of Insurance has intervened pursuant to G.S. 160D-1102(b), shall accept and approve, without
4 further responsibility to inspect, a signed inspection report evidencing the inspection of a
5 commercial building or structure by a private commercial inspector provided all of the following
6 apply:

- 7 (1) The private commercial inspection is limited to inspection for compliance
8 with the State Building Code.
- 9 (2) The private commercial inspector submitting the signed inspection report is
10 the same as designated on the permit application or permit amendment under
11 G.S. 160D-1110(c1), and the report contains the registration number assigned
12 that inspector under G.S. 143-151.19A(b).
- 13 (3) The private commercial inspector conducting the inspection, or any inspector
14 under contract with the private commercial inspector to conduct private
15 commercial inspections for the project, is qualified under the provisions of
16 Article 9C of Chapter 143 of the General Statutes to conduct that private
17 commercial inspection at the time of the inspection.
- 18 (4) The private commercial inspector conducting the inspection, if other than the
19 private commercial inspector submitting the inspection report in subdivision
20 (a)(1) of this section, is employed by or under contract to the private
21 commercial inspector submitting the report.
- 22 (5) The private commercial inspector provides the local government or the
23 Commissioner of Insurance, as applicable, with a copy of each signed
24 inspection report. The signed inspection report shall be provided by electronic
25 or physical delivery, and its receipt shall be promptly acknowledged by the
26 local government or the Commissioner of Insurance, as applicable, through
27 reciprocal means.
- 28 (6) Compliance with G.S. 160D-1105.3 through proof of either of the following:
 - 29 a. A payment bond executed in favor of the local government.
 - 30 b. Issuance coverage issued by a company approved by the
31 Commissioner of Insurance.
- 32 (7) The permit holder and private commercial inspector execute a written contract
33 that shall include, at a minimum, all of the following:
 - 34 a. A requirement that the private commercial inspector will be
35 responsible for all required inspections on the commercial building or
36 structure for compliance with the State Building Code.
 - 37 b. The specific types of inspections to be conducted by the private
38 commercial inspector or certified employees of the private commercial
39 inspector.
 - 40 c. The specific types of inspections, if any, to be conducted by those
41 under contract with the private commercial inspector.
 - 42 d. The reinspection process, including inspector compensation, when an
43 inspection demonstrates noncompliance with the State Building Code.
 - 44 e. The process, including private commercial inspector compensation, to
45 deliver additional inspections required due to unforeseen
46 circumstances, changes to orders, changes to the State Building Code,
47 or any other event or occurrence necessitating additional inspections.
 - 48 f. The principal private commercial inspector for the project.

49 (b) Upon issuing an inspection report receipt as required under subdivision (a)(5) of this
50 section, the local government or Commissioner of Insurance, its inspection departments, and its
51 inspectors shall be discharged and released from any liabilities, duties, and responsibilities

1 imposed by this Article with respect to or in common law from any claim arising out of or
2 attributed to the inspection for which the inspection report was submitted pursuant to this section.

3 (c) The inspection report required by this section shall be on the form developed by the
4 North Carolina Code Officials Qualification Board in the Department of Insurance under
5 G.S. 160D-1105.5.

6 (d) The provisions of this section shall not apply to final fire inspections under
7 G.S. 160D-1105.2."

8 **SECTION 3.(g)** Article 11 of Chapter 160D of the General Statutes is amended by
9 adding a new section to read:

10 **"§ 160D-1105.2. Final fire inspections.**

11 Notwithstanding any other provision of this Article, private commercial inspectors shall have
12 no authority to conduct final fire inspections required by the State Building Code. The local
13 government that issued the building permit shall perform the duty and responsibility of
14 conducting the final fire inspection."

15 **SECTION 3.(h)** Article 11 of Chapter 160D of the General Statutes is amended by
16 adding a new section to read:

17 **"§ 160D-1105.3. Private commercial inspection payment bond; insurance alternative.**

18 (a) Prior to issuing or amending a building permit in which the applicant indicates an
19 intent to use a private commercial inspector, the local government shall require the applicant to
20 provide a payment bond or proof of insurance coverage in the amount of one hundred twenty-five
21 percent (125%) of the local government's estimated cost to inspect the entire project itself. The
22 purpose of the payment bond or insurance coverage is to provide a means of compensating the
23 local government for the costs of any inspections it must conduct under subsection (b) of this
24 section. The payment bond or insurance policy shall be executed in favor of the local government
25 by one or more surety companies legally authorized to do business in the State of North Carolina
26 and shall become effective upon the issuance of the building permit. A copy of any insurance
27 policy used to satisfy this section shall be provided to the Commissioner of Insurance.

28 (b) If for any reason a private commercial inspector ceases inspecting or otherwise
29 abandons a project, the local government issuing the permit shall, at the written request of the
30 permit holder, be responsible for inspecting the project from the point in time of the last private
31 commercial inspection.

32 (c) Local governments required to begin inspecting commercial projects under
33 subsection (b) of this section may claim against the payment bond for the costs of inspecting the
34 project or may seek payment from the permit holder for whom the local government conducted
35 the inspections."

36 **SECTION 3.(i)** Article 11 of Chapter 160D of the General Statutes is amended by
37 adding a new section to read:

38 **"§ 160D-1105.4. Limited immunity of private commercial inspectors.**

39 Private commercial inspectors shall be immune from suit and liability for any claim for
40 damage to or loss of property or personal injury or other civil liability caused by or arising out of
41 any actual or alleged act, error, or omission from a private commercial inspection or issuance of
42 a certificate of compliance with the State Building Code unless the damage, loss, injury, or other
43 liability was caused by the intentional or willful and wanton misconduct of the private
44 commercial inspector."

45 **SECTION 3.(j)** Article 11 of Chapter 160D of the General Statutes is amended by
46 adding a new section to read:

47 **"§ 160D-1105.5. Uniform forms for private commercial inspection.**

48 (a) The North Carolina Code Officials Qualification Board in the Department of
49 Insurance shall develop the following uniform forms used for private commercial inspections:

- 50 (1) Inspection reports required under G.S. 160D-1105.1(a) that are specific to the
51 type of inspection being conducted.

1 (2) Notice of intent to use a private commercial inspector that contains the
2 information required under G.S. 160D-1110(c1).

3 (3) Certificate of compliance with the State Building Code under
4 G.S. 160D-1116.

5 (b) No local government may require information on the forms developed under this
6 section other than that contained on the form."

7 **SECTION 3.(k)** G.S. 160D-1109 reads as rewritten:

8 "**§ 160D-1109. Failure to perform duties.**

9 ...

10 (c) A member of the inspection department shall not be in violation of this section when
11 the local government, its inspection department, or one of the inspectors issues an inspection
12 report receipt for or accepts an inspection report evidencing compliance with the applicable North
13 Carolina State Building Code from a private commercial inspector in accordance with this
14 Article."

15 **SECTION 3.(l)** G.S. 160D-1110 reads as rewritten:

16 "**§ 160D-1110. Building permits.**

17 ...

18 (c1) Applicants for a building permit or permit amendment under this section who opt to
19 use a private commercial inspector to conduct inspections to determine compliance with the State
20 Building Code shall attach as an addendum to their permit application or amendment a notice of
21 intent to use a private commercial inspector on the project. The notice of intent must contain the
22 private commercial inspector's contact information, including name, physical and mailing
23 address, email address, telephone number, and the registration number assigned to that inspector
24 under G.S. 143-151.19A(b). The local government permit fee schedule for projects to be
25 inspected by private commercial inspectors shall be reduced by eighty percent (80%), and the
26 remaining twenty percent (20%) may be retained by the local government as an administrative
27 cost. The notice of intent shall be on the form developed by the North Carolina Code Officials
28 Qualification Board in the Department of Insurance under G.S. 160D-1105.5.

29 (c2) Except for the final fire inspection as provided in G.S. 160D-1105.2, a local
30 government issuing a building permit for projects to be inspected by private commercial
31 inspectors shall not conduct inspections on the project for compliance with the State Building
32 Code or otherwise interfere, directly or indirectly, with the private commercial inspection
33 process. The local government issuing the permit shall conduct the inspections on the project
34 necessary to determine compliance with any local law applicable to the construction of
35 commercial buildings or structures.

36 "

37 **SECTION 3.(m)** G.S. 160D-1112 reads as rewritten:

38 "**§ 160D-1112. Changes in ~~work~~,work or permit.**

39 After a building permit has been issued, no changes or deviations from the terms of the
40 application, plans and specifications, or the permit, except where changes or deviations are
41 clearly permissible under the State Building Code, shall be made until specific written approval
42 of proposed changes or deviations has been obtained from the inspection department. A building
43 permit shall be amended to designate the use of or changes in the designated private commercial
44 inspector."

45 **SECTION 3.(n)** G.S. 160D-1116 reads as rewritten:

46 "**§ 160D-1116. Certificates of compliance; 60-day notice; temporary certificates of**
47 occupancy.

48 (a) At the conclusion of all work done under a building permit, the appropriate ~~inspector~~
49 inspector, including a private commercial inspector, if applicable, shall make a final inspection,
50 and, if the completed work complies with all applicable State and local laws and with the terms
51 of the permit, ~~the inspector shall issue a certificate of compliance.~~ compliance provided that

1 private commercial inspectors may only issue certificates of compliance with the State Building
2 Code. Except as provided by subsection (b) of this section, no new building or part thereof may
3 be occupied, no addition or enlargement of an existing building may be occupied, and no existing
4 building that has been altered or moved may be occupied, until the inspection department or the
5 private commercial inspector, if applicable, has issued a certificate of compliance. Certificates
6 of compliance issued by private commercial inspectors shall be on the form developed by the
7 North Carolina Code Officials Qualification Board in the Department of Insurance under
8 G.S. 160D-1105.5.

9 (a1) No less than 60 days from the date a private commercial inspector anticipates issuing
10 a certificate of compliance pursuant to subsection (a) of this section, the private commercial
11 inspector shall notify the applicable local government in writing by electronic mail, first-class
12 mail, or physical delivery of the date the inspector anticipates issuing a certificate of compliance
13 with the State Building Code.

14 (a2) Private commercial inspectors issuing a certificate of compliance with the State
15 Building Code shall provide the local government with a copy of that certificate by electronic
16 mail, first-class mail, or physical delivery, and its receipt shall be promptly acknowledged by the
17 local government through reciprocal means.

18 (b) A temporary certificate of occupancy may be issued by the local government
19 permitting occupancy for a stated period of time of either the entire building or of specified
20 portions of the building if the local government inspector finds that the building may safely be
21 occupied prior to its final completion. A permit holder may request and be issued a temporary
22 certificate of occupancy if the conditions and requirements of the North Carolina State Building
23 Code are met. Only a local government may issue a certificate of occupancy or a temporary
24 certificate of occupancy.

25 (b1) A certificate of occupancy shall not be withheld on any project for which a certificate
26 of compliance has been issued by a private commercial inspector under this Article.

27 (b2) Upon issuing a certificate of occupancy or temporary certificate of occupancy under
28 this section for any commercial project in which a private commercial inspector has issued a
29 certificate of compliance, the local government or Commissioner of Insurance may rely on the
30 private commercial inspector's certificate of compliance that the completed work is in
31 compliance with the State Building Code, and the local government or Commissioner of
32 Insurance, its inspection departments, and its inspectors shall be discharged and released from
33 any liabilities, duties, and responsibilities imposed by this Article with respect to or in common
34 law from any claim arising out of or attributed to the certificate of compliance.

35 (c) Any person who owns, leases, or controls a building and occupies or allows the
36 occupancy of the building or a part of the building before a certificate of compliance or temporary
37 certificate of occupancy has been issued pursuant to subsection (a) or (b) of this section is guilty
38 of a Class 1 misdemeanor."

39 **SECTION 4.** The North Carolina Department of Insurance shall adopt temporary
40 rules to implement this act no later than 90 days after this act becomes law.

41 **SECTION 5.** Section 1 of this act becomes effective October 1, 2021, and subsection
42 (i) of that section applies to offenses committed on or after that date. Sections 2 and 3 of this act
43 become effective January 1, 2022, and apply to applications for building permits issued on or
44 after that date. The remainder of this act is effective when it becomes law.