

HOUSE BILL 948, RATIFIED (pertaining to alternative inspection method)

The General Assembly of North Carolina enacts:

SECTION 1. (a) Part 5 of Article 19 of Chapter 160A of the General Statutes is amended as enacted by subsection (a) of this section, reads as rewritten:

160A-413.5. Alternate inspection method

(a) Notwithstanding the requirements of this Article, a city shall accept, without further responsibility to inspect, a design or other proposal for a component or element in the construction of buildings from a licensed architect or licensed engineer provided all of the following apply:

(1) The design or other proposal is completed under valid seal of the licensed architect or licensed engineer.

(2) Field inspection of the installation or completion of the component or element of the building is performed by a licensed architect or licensed engineer or a person under the direct supervisory control of the licensed architect or licensed engineer.

(3) The licensed architect or licensed engineer provides the city with a signed written document stating the component or element of the building so inspected under subdivision (2) of this subsection is in compliance with the North Carolina State Building Code or the North Carolina Residential Code for One- and Two-Family Dwellings. The inspection certification required under this subdivision shall be provided by electronic or physical delivery and its receipt shall be promptly acknowledged by the city through reciprocal means.

(b) Upon the receipt of a signed written document as required under subsection (a) of this section, notwithstanding the issuance of a certificate of occupancy, the city, its inspection department, and the inspectors shall be discharged and released from any liabilities, duties and responsibilities imposed by this Article or in common law from any claim arising out of or attributed to the component or element in the construction of the building for which the signed written document was submitted.

(c) Other than what may be required by subsection (a) of this section, no further certification by a licensed architect or licensed engineer shall be required for any component or element designed and sealed by a licensed architect or licensed engineer for the manufacturer of the component or element under the North Carolina State Building Code or the North Carolina Residential Code for One- and Two-Family Dwellings.

SECTION 1. (f) G.S. 153A-352 is amended by adding a new subsection to read:

(b2) The provisions of G.S. 160A-413.5 shall apply to counties. For purposes of this subsection, references in that section to “city” are deemed to refer to “county”.

SECTION 10. Except as otherwise provided, this act becomes effective October 1, 2018. In the General Assembly read three times and ratified this the 14th day of June 2018.