

MEMORANDUM

TO: Roger L. Stancil, Town Manager

FROM: Lance Norris, Public Works Director
Dan Jones, Fire Chief

SUBJECT: Adoption of the Current Editions of the North Carolina Building and Fire Codes

DATE: June 22, 2009

PURPOSE

The purpose of this report is to provide information and recommendations for Council action to adopt the current editions of the North Carolina Building and Fire Codes as part of Town Code.

BACKGROUND AND DISCUSSION

Enactment of the attached ordinance would adopt the current editions of the North Carolina Building and Fire Codes. These codes, which include the NC Building Code, NC Electrical Code, NC Mechanical Code, NC Plumbing Code, NC Residential Code, NC Energy Code, NC Fuel Gas Code, NC Manufacturer/Mobile Home Regulations, NC Modular Construction Regulations, NC Existing Building Code, NC Accessibility Code, NC Administration Code, and the NC Fire Code are each revised every three years and are amended and adopted by the North Carolina Building Code Council as the code to be enforceable within the State. These new codes adopted by the Building Code Council are the 2009 editions and replace the 2006 NC Building Codes. These new codes became effective in the State on January 1, 2009; however, the State provided a transition period of 6 months for local adoption, during which time either the 2006 or 2009 codes could be used. Effective July 1, 2009, only the 2009 editions of the various codes are to be used and followed for construction within the state. Per the Administration and Enforcement Policies, these codes must be adopted by the local jurisdictions as local ordinance

In addition, to avoid future text amendments of these sections with each code revision, this ordinance revision includes language to use the current edition of the codes as adopted by the State. These codes act as a basis for our Town Code requirements with regard to building practices and fire prevention. The adoption of these codes provides standardized code requirements for jurisdictions across the State, but in no manner limits the Town's ability to adopt and enforce additional local requirements, but does require that local jurisdictions use these referenced codes as a minimum.

The adoption of these codes will have no effect on current construction projects already underway or permitted within the Town, nor have any fiscal impact on Town operations. The requirements of these new codes as printed will become enforceable and binding only to construction projects submitted for permitting after the effective date of July 1, 2009.

RECOMMENDATION

That the Council enact the attached ordinance to adopt by reference the current editions of the North Carolina Building and Fire Codes.