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Introduction

Welcome to the December 2024 OSFM Engineering Newsletter. This Newsletter is meant to update our readers on the most recent Building Code Council meeting results and the status of the 2024 North Carolina Building Code adoption and implementation status.

Current Topics

2024 North Carolina State Building Code – Legislative Update

Following is a reprint of a press release informing readers of a legislative decision to delay the effective date of the upcoming 2024 North Carolina Building Codes, for the time period outlined below.

FOR IMMEDIATE RELEASE: North Carolina Office of State Fire Marshal – Engineering and Building Codes Division Statement Regarding the Effective Date of the 2024 North Carolina State Building Code

December 12, 2024

The responsibility for the administration of the North Carolina State Building Code granted to the North Carolina Office of State Fire Marshal by North Carolina General Statutes 143-139 and 58- 78A-1.

North Carolina General Assembly Session Law 2024-57 (S382) became law on 12/11/24. Section 1F.3 of the new law delays the effective date of the 2024 North Carolina State Building Code to 7/1/25. As a result, the 2018 North Carolina State Building Code remains effective through 6/30/25.

The following code volumes comprise the 2018 North Carolina State Building Code:

1. 2018 North Carolina Administrative Code and Policies
2. 2018 North Carolina Building Code
3. 2017 North Carolina Electrical Code (2017 NFPA 70 National Electrical Code with NC Amendments) for buildings and structures included within the scope of the 2018 North Carolina Residential Code.
4. 2020 North Carolina Electrical Code (2020 NFPA 70 National Electrical Code with NC Amendments) for buildings and structures not included within the scope of the 2018 North Carolina Residential Code.
5. 2018 North Carolina Energy Conservation Code
6. 2018 North Carolina Existing Building Code
7. 2018 North Carolina Fire Code
8. 2018 North Carolina Fuel Gas Code
9. 2018 North Carolina Mechanical Code
10. 2018 North Carolina Plumbing Code
11. 2018 North Carolina Residential Code

The 2024 North Carolina State Building Code is effective on **7/1/25**.

The following code volumes comprise the 2024 North Carolina State Building Code:

1. 2024 North Carolina Administrative Code and Policies
2. 2024 North Carolina Building Code
3. 2023 North Carolina Electrical Code (2023 NFPA 70 National Electrical Code with NC Amendments)

4. 2018 North Carolina Energy Conservation Code (NCECC) (The proposed 2024 North Carolina Energy Conservation Code is currently under legislative review by the North Carolina General Assembly pursuant to N.C.G.S. 150B-21.3. The 2018 NCECC remains effective until the results of the legislative review are known, which is anticipated to be in the long session of 2025.)
5. 2024 North Carolina Existing Building Code
6. 2024 North Carolina Fire Code
7. 2024 North Carolina Fuel Gas Code
8. 2024 North Carolina Mechanical Code
9. 2024 North Carolina Plumbing Code
10. 2024 North Carolina Residential Code (NCRC) (Chapters 11 through 24 of the 2018 NCRC are included within the 2024 NCRC as per North Carolina General Assembly Session Law 2023-108 (H488), Sections 7 and 8 which became law on 8/16/23).

Both online and print copies of the 2024 North Carolina State Building Code are anticipated to be available to the public in the first quarter of 2025.

Below are links to the North Carolina Building Code Council adopted and Rules Review Commission of the NC Office of Administrative Hearings approved 2024 North Carolina State Building Code. Until published copies of the 2024 North Carolina State Building Code are available to the public, these approved documents may be currently used as alternate materials, designs or methods by applying 2018 North Carolina Administrative Code and Policies, Section 105 and through coordination with the local code enforcement agency to define the regulatory path for the project. If the 2024 North Carolina State Building Code is used prior to the 7/1/25 effective date, this code shall be used for the entirety of the scope of work included in the project.

- 2024 NC Administrative Code and Policies: <https://www.oah.nc.gov/012024-bcc-admin-code-final-revised-rule/open>
- 2024 NC Building Code: <https://www.oah.nc.gov/2024-bcc-final-revised-rules/open>
- 2023 NC Electrical Code: <https://www.oah.nc.gov/bcc-electrical-code-final-revised-rules/open>
- 2024 NC Existing Building Code: <https://www.oah.nc.gov/bcc-existing-code-final-revised-rules/open>
- 2024 NC Fire Code: <https://www.oah.nc.gov/bcc-fire-code-final-revised-rule/open>
- 2024 NC Fuel Gas Code: <https://www.oah.nc.gov/bcc-fuel-gas-final-revised-rules/open>
- 2024 NC Mechanical Code: <https://www.oah.nc.gov/formatted-review-aid-2024-nc-mechanical-conservation-code/open>
- 2024 NC Plumbing Code: <https://www.oah.nc.gov/2024bcc-plumbing-code-final-revised-rules/open>
- 2024 NC Residential Code: <https://www.oah.nc.gov/residential-code-final-revised-rules-combined/open>

2024 North Carolina Code implementation – Web Page

The NC OSFM webpage has a notice placed on it for the reader’s use, it is available at the following link:

<https://www.ncosfm.gov/codes/codes-current-and-past>

Codes - Current and Past

2024 Codes

The suite of 10 codes that comprises the 2024 North Carolina State Building Code will be effective on 7/1/25.

The suite of 11 codes that comprises the 2018 North Carolina State Building Code remain effective until 6/30/25.

Please refer to the letter at the link below for more information:

[2024-1212 Effective date of the 2024 North Carolina State Building Code](#)

Recurring Articles

Building Code Council – December Quarterly Meeting (December 10th, 2024)

A regularly scheduled quarterly BCC meeting was held on December 10th, 2024. The full agenda can be read at the links listed below. The links will take you to the BCC Meetings webpage and the reader must then click on the .pdf file to open the agenda file.

BCC Meeting Agenda-December 10th, 2024

<https://www.ncosfm.gov/december-10-2024-bcc-agenda-0>

The full review of the approved code amendments is left to the reader, but **the titles of each D-item** are bulleted below. Remember these are not final until they are through the Rules Review process, or Legislative Review as noted.

BCC Proposed Amendments-September 10th 2024

- **Item D – 1** Request from David Rittinger representing the NC Office of State Fire Marshal to amend Chapter 36 of the 2018 NC Building Code to reflect the requirements of North Carolina General Assembly Session Law 2023-137, Section 35 “Restore 2009 Building Code Standards for Piers and Docks Constructed in Estuarine Waters”. (2024611 Item B-1): (Remainder not shown for brevity) – **adopted, subject to Legislative Review by the North Carolina General Assembly in the 2025 long-session.**
- **Item D – 2** Request from David Rittinger representing the NC Office of State Fire Marshal to amend Chapter 36 of the 2024 NC Building Code to reflect the requirements of North Carolina General Assembly Session Law 2023-137, Section 35 “Restore 2009 Building Code Standards for Piers and Docks Constructed in Estuarine Waters”. (2024611 Item B-2): (Remainder not shown for brevity) – **adopted, subject to Legislative Review by the North Carolina General Assembly in the 2025 long-session.**
- **Item D – 3** Request from Joseph Starling, PE representing the NC Office of State Fire Marshal to amend the 2023 NC Electrical Code, Article 100 – Definitions – Selective Coordination as follows (2024611 Item B-3): (Remainder not shown for brevity) – **adopted and will be considered at the 12/31/24 Rules Review Commission**
- **Item D – 4** Request from Joseph Starling, PE representing the NC Office of State Fire Marshal to amend the 2023 NC Electrical Code, Section 551.71(F)(C), Receptacles Installed in Recreational Vehicle Site Equipment as follows (2021611 Item B-4): (Remainder not shown for brevity) – **adopted, subject to Legislative Review by the North Carolina General Assembly in the 2025 long-session.**
- **Item D – 5** Request from Dan Dittman representing the NC Office of State Fire Marshal to amend the 2018 NC Energy Conservation Code, Sections R402.2.2.1, R402.2.2.2, Table R402.1.2, and R402.1.4 to reflect the requirements of North Carolina General Assembly Session Law 2023- 108, Section 5 “Amend Insulation Requirements for Unvented Attic and Enclosed Rafter Assemblies” as follows (2024611 Item B-5): (Remainder not shown for brevity) – **adopted, subject to Legislative Review by the North Carolina General Assembly in the 2025 long-session.**
- **Item D – 6** Request from Dan Dittman representing the NC Office of State Fire Marshal to amend the 2024 NC Energy Conservation Code, Section R402 Building Thermal Envelope to reflect the requirements of North Carolina General Assembly Session Law 2023-108, Section 5 “Amend Insulation Requirements for Unvented Attic and Enclosed Rafter Assemblies” as follows (2024611 Item B-6): (Remainder not shown for brevity) – **adopted, subject to Legislative Review by the North Carolina General Assembly in the 2025 long-session.**
- **Item D – 7** Request from Phillip Scott of BFPE International to amend the 2024 NC Fire Code, Section 510.1 Emergency responder communication coverage in new buildings, Exception #4 as follows (240319 Item B-1): (Remainder not shown for brevity) - **Message from OSFM staff: The NCBCC tabled this item at the 9/10/24 meeting and public hearing. North Carolina General Assembly Session Law 2024-49, Section 2.10 became law on 9/11/24. This petition serves to satisfy the code change required to comply with the new law. – adopted, subject to Legislative Review by the North Carolina General Assembly in the 2025 long-session.**

Department Notes

Engineering Department

Pak Yip, PE, is taking on a new role. Pak is now the supervisor of the Building Section of the Codes and Interpretations group with the Office of State Fire Marshal. Pak has stepped up to the plate at every opportunity and has provided vital information to many influential people over his tenure here at OSFM. We welcome Pak to his new role.

As of December 2024, here is the staff list and respective responsibilities for the NC Building Code:

- Pak Yip: Building Code (non-accessibility)
- Charlie Johnson: Fire Code (includes Chapter 9 of the NCBC)
919-647-0094 charlie.johnson@ncdoi.gov
- Currently vacant: Residential Code
Contact Dan Dittman (919-647-0012) or Pak Yip (919-647-0007)
- Pam Schooler: **Existing Building** Code
919-647-0011: pam.schooler@ncdoi.gov
- Tara Barthelmess: **Accessibility**
919-647-0014 tara.barthelmess@ncdoi.gov
- C. Maggie Bowers: **Plumbing** Code
919-647-0062 maggie.bowers@ncdoi.gov
(please note the 919-647-0062 number was reassigned from Danny Thomas, Electrical Division, to Maggie)
- Kate Whalen: **Mechanical** and **Fuel Gas** Code
919-647-0033 kathryn.whalen@ncdoi.gov
- Dan Dittman: **Energy** Code
919-647-0012 dan.dittman@ncdoi.gov

State Electrical Division Contacts

- Joe Starling: State **Electrical** Engineer
919-397-6159 joseph.starling@ncdoi.gov
- Danny Thomas: Electrical Code Consultant & State Electrical Inspector
919-500-9492 daniel.thomas@ncdoi.gov
- Ben Wesley: Chief Electrical Code Consultant & State Electrical Inspector
919-532-4175 ben.wesley@ncdoi.gov

In addition, the following topics will be addressed by:

- **Division Chief-Codes & Inspections: David Rittlinger** - contact for Statutes, Appeals, Council items (other than meeting minutes and agenda), Engineer Elements and Components,
- **David Rittlinger:** BCC meeting minutes and agenda, Rules Review Commission, Formal interpretations, Administrative Code (non-statute)
919-647-0008 david.rittlinger@ncdoi.gov
- **Sam Whittington:** Investigator, Complaints
919-647-0028 sam.whittington@ncdoi.gov

- **Jeff Griffin:** Investigator, Complaints
919-647-0102 jeff.griffin@ncdoi.gov
- **Bonnie Bentley:** Investigator, Complaints
919-647-0105 bonnie.bentley@ncdoi.gov

New Code Interpretations, Guidance Papers, and Appeals Posted

Since the prior full newsletter (Jun 2024), the following web interpretations, guidance papers, or appeals have been posted. Since we are six-years into the present code cycle, there have not been many web interpretations required as of late. However, there have been three formal interpretations made and posted since the prior full newsletter.

Formal Interpretations

2024-1018 Union County Government 2018 NCPC 602.2 and 2018 NCRC P2901.1 Potable water required

Reminders and other Resources

2025 NCBA Winter Code Seminars & Other Training Opportunities

Many training dates and locations for 2025 Con ed time period have been published, please look to the individual organization for more details.

The most up-to-date training schedule for all building codes are available at the following link:

<https://www.ncosfm.gov/licensing-cert/code-officials-qualification-board-coqb/coqb-code-education>

Once the web page is accessed, click the “**FIND A CLASS**” button to refine your search. Please check out the available on-line courses, and carefully read the locations and means of course offering. It is suggested that you contact the organization or individual providing the training to verify the locations and means of training before traveling to any given site or registering for a class. As always, please consider the use of Standard Courses for fulfilling Con-Ed requirements, as they are an underutilized tool for that purpose.

Other websites of Inspector Organizations that offer training

<http://www.ncbia.org/> (Building Inspectors Association)

<http://ncpia.us/> (Plumbing Inspectors Association)

<https://www.nc-mia.com/> (Mechanical Inspectors)

<http://www.ncfma.com/> (Fire Marshals Association)

<https://nceia.com/> (Electrical Inspectors, note the new website address)

End of Newsletter