

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2007**

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SENATE BILL 694*

Short Title: Standards for Code-Enforcement Officials.-AB

(Public)

Sponsors: Senators Clodfelter; and Kinnaird.

Referred to: Commerce, Small Business and Entrepreneurship.

March 13, 2007

A BILL TO BE ENTITLED

AN ACT TO CLARIFY STANDARDS FOR CODE-ENFORCEMENT OFFICIALS.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 143-151.13 reads as rewritten:

"§ 143-151.13. Required standards and certificates for Code-enforcement officials.

(a) No person may engage in Code enforcement pursuant to this Article unless he possesses one of the following types of certificates, currently valid, issued by the Board attesting to his qualifications to hold such position: (i) a standard certificate; (ii) a limited certificate provided for in subsection (c); or (iii) a probationary certificate provided for in subsection (d). To obtain a standard certificate, a person must pass an examination, as prescribed by the Board, which is based on the North Carolina State Building Code and administrative procedures required to enforce the Code. The Board shall issue a standard certificate of qualification to each person who successfully completes the examination authorizing the person named therein to practice as a qualified Code-enforcement official in North Carolina. The certificate of qualification shall bear the signatures of the chairman and secretary of the Board.

~~(b) The Board shall establish appropriate performance levels, including designation of territory and type and size of buildings and structures, and classes of qualified Code-enforcement officials and may develop examinations and prescribe course of instruction for the various levels and classes. The certificate of qualification shall set forth the performance level for which the Code-enforcement official is qualified. The Board may limit the jurisdiction of Code-enforcement officials based on the performance level for which they have qualified; provided, a person who receives a certificate of qualification at the highest performance level established by the Board shall be entitled to serve anywhere in North Carolina. The Board shall issue one or more standard certificates to each Code-enforcement official demonstrating the qualifications set forth in subsection (b1) of this section. Standard certificates are available for each of the following types of qualified Code-enforcement officials:~~

(1) Building inspector.

- 1 (2) Electrical inspector.
- 2 (3) Mechanical inspector.
- 3 (4) Plumbing inspector.
- 4 (5) Fire inspector.

5 (b1) The holder of a standard certificate may practice Code enforcement only
6 within the inspection area and level described upon the certificate issued by the Board.
7 A Code-enforcement official may qualify and hold one or more certificates. These
8 certificates may be for different levels in different types of positions as defined in this
9 section and in rules adopted by the Board.

10 (b2) A Code-enforcement official holding a certificate indicating a specified level
11 of proficiency in a particular type of position may hold a position calling for that type of
12 qualification anywhere in the State. With respect to all types of Code-enforcement
13 officials, those with Level I, Level II, or Level III certificates shall be qualified to
14 inspect and approve only those types and sizes of buildings as specified in rules adopted
15 by the Board.

16 (c) A Code-enforcement official holding office as of the date specified in this
17 subsection for the county or municipality by which he is employed, shall not be required
18 to possess a standard certificate as a condition of tenure or continued employment but
19 shall be required to complete such in-service training as may be prescribed by the
20 Board. At the earliest practicable date, such official shall receive from the Board a
21 limited certificate qualifying him to engage in Code enforcement at the ~~performance~~
22 ~~level-~~ level, in the particular type of position, and within the governmental jurisdiction
23 in which he is employed. The limited certificate shall be valid only as an authorization
24 for the official to continue in the position he held on the applicable date and shall
25 become invalid if he does not complete in-service training within two years following
26 the applicable date in the schedule below, according to the governmental jurisdiction's
27 population as published in the 1970 U.S. Census:

28 Counties and Municipalities over 75,000 population – July 1, 1979

29 Counties and Municipalities between 50,001 and 75,000 – July 1, 1981

30 Counties and Municipalities between 25,001 and 50,000 – July 1, 1983

31 Counties and Municipalities 25,000 and under – July 1, 1985

32 All fire prevention inspectors holding office – July 1, 1989. Fire prevention
33 inspectors have until July 1, 1993, to complete in-service training.

34 An official holding a limited certificate can be promoted to a position requiring a
35 higher level certificate only upon issuance by the Board of a standard certificate or
36 probationary certificate appropriate for such new position.

37 (d) The Board may provide for the issuance of probationary or temporary
38 certificates valid for such period (not less than one year nor more than three years) as
39 specified by the Board's rules, or until June 30, 1983, whichever is later, to any
40 Code-enforcement official newly employed or newly promoted who lacks the
41 qualifications prescribed by the Board as prerequisite to applying for a standard
42 certificate under subsection (a). No official may have ~~his~~ a probationary or temporary
43 certificate extended beyond the specified period by renewal or otherwise. The Board
44 may provide for appropriate levels of probationary or temporary certificates and may

1 issue these certificates with such special conditions or requirements relating to the place
2 of employment of the person holding the certificate, his supervision on a consulting or
3 advisory basis, or other matters as the Board may deem necessary to protect the public
4 safety and health.

5 (e) The Board shall, without requiring an examination, issue a standard
6 certificate to any person who is currently certified as a county electrical inspector
7 pursuant to G.S. 153A-351. The certificate issued by the Board shall authorize the
8 person to serve at the electrical inspector level approved by the Commissioner of
9 Insurance in G.S. 153A-351.

10 (f) The Board shall issue a standard certificate to any person who is currently
11 licensed to practice as a(n):

12 (1) Architect, registered pursuant to Chapter 83A;

13 (2) General contractor, licensed pursuant to Article 1 of Chapter 87;

14 (3) Plumbing or heating contractor, licensed pursuant to Article 2 of
15 Chapter 87;

16 (4) Electrical contractor, licensed pursuant to Article 4 of Chapter 87; or,

17 (5) Professional engineer, registered pursuant to Chapter 89C;

18 provided the person successfully completes a short course, as prescribed by the Board,
19 relating to the State Building Code regulations and Code-enforcement administration.
20 The standard certificate shall authorize the person to practice as a qualified
21 Code-enforcement official in a particular type of position at the ~~performance~~ level
22 determined by the Board, based on the type of license or registration held in any
23 profession specified above."

24 **SECTION 2.** G.S. 143-151.14 reads as rewritten:

25 "**§ 143-151.14. Comity.**

26 The Board may, without requiring an examination, grant a standard certificate as a
27 qualified Code-enforcement official for a particular type of position and level to any
28 person who, at the time of application, is certified as a qualified Code-enforcement
29 official by a similar board of another state, district or territory where standards are
30 acceptable to the Board and not lower than those required by this Article. A fee of not
31 more than twenty dollars (\$20.00), as determined by the Board, must be paid by the
32 applicant to the Board for the issuance of a certificate under the provisions of this
33 section. The provisions of G.S. 143-151.16(b) relating to renewal fees and late renewals
34 shall apply to every person granted a standard certificate in accordance with this
35 section."

36 **SECTION 3.** G.S. 143-151.17 reads as rewritten:

37 "**§ 143-151.17. Grounds for disciplinary actions; investigation; administrative**
38 **procedures.**

39 (a) The Board shall have the power to ~~suspend, revoke~~ suspend any or all
40 certificates, revoke any or all certificates, demote any or all certificates to a lower level,
41 or refuse to grant any certificate issued under the provisions of this Article to any person
42 who:

- 1 (1) Has been convicted of a felony against this State or the United States,
2 or convicted of a felony in another state that would also be a felony if
3 it had been committed in this State;
- 4 (2) Has obtained certification through fraud, deceit, or perjury;
- 5 (3) Has knowingly aided or abetted any person practicing contrary to the
6 provisions of this Article or the State Building Code or any building
7 codes adopted by a federally recognized Indian Tribe under
8 G.S. 153A-350.1;
- 9 (4) Has defrauded the public or attempted to do so;
- 10 (5) Has affixed his signature to a report of inspection or other instrument
11 of service if no inspection has been made by him or under his
12 immediate and responsible direction; or,
- 13 (6) Has been guilty of willful misconduct, gross negligence or gross
14 incompetence.

15 (b) The Board may investigate the actions of any qualified Code-enforcement
16 official or applicant upon the verified complaint in writing of any person alleging a
17 violation of subsection ~~(a)~~. (a) of this section. The Board may ~~suspend or revoke the~~
18 ~~certification~~ suspend, revoke, or demote to a lower level any certificate of any qualified
19 Code-enforcement official and refuse to grant a certificate to any applicant, whom it
20 finds to have been guilty of one or more of the actions set out in subsection (a) as
21 grounds for disciplinary action.

22 (c) A denial, suspension, ~~or revocation~~ revocation, or demotion to a lower level
23 of a certificate issued under this Article shall be made in accordance with Chapter 150B
24 of the General Statutes.

25 (d) The Board may deny an application for a certificate for any of the grounds
26 that are described in subsection (a) of this section. Within 30 days after receipt of a
27 notification that an application for a certificate has been denied, the applicant may make
28 a written request for a review by a committee designated by the chairman of the Board
29 to determine the reasonableness of the Board's action. The review shall be completed
30 without undue delay, and the applicant shall be notified promptly in writing as to the
31 outcome of the review. Within 30 days after service of the notification as to the
32 outcome, the applicant may make a written request for a hearing under Article 3A of
33 Chapter 150B of the General Statutes if the applicant disagrees with the outcome.

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

37 **SECTION 4.** G.S. 143-151.18 reads as rewritten:

38 **"§ 143-151.18. Violations; penalty; injunction.**

39 On and after July 1, 1979, it shall be unlawful for any person to represent himself as
40 a qualified Code-enforcement official who does not hold a currently valid certificate of
41 qualification issued by the Board. Further, it shall be unlawful for any person to practice
42 Code enforcement except as allowed by any currently valid certificate issued to that
43 person by the Board. Any person violating any of the provisions of this Article shall be
44 guilty of a Class 1 misdemeanor. The Board is authorized to apply to any judge of the

1 superior court for an injunction in order to prevent any violation or threatened violation
2 of the provisions of this Article."
3 **SECTION 5.** This act becomes effective December 1, 2007, and applies to
4 offenses committed on or after that date.