



MECKLENBURG COUNTY
Land Use and Environmental Services Division
Code Enforcement

Memo

Date: July 11, 2011, rev. 12-12-11
To: All Customers
From: Jim Bartl, Director of Code Enforcement
Re: 2012 NC State Building Code Effective Dates

In the June 14 meeting of the NC Building Code Council (BCC), the Council confirmed the transition dates for the new 2012 NC State Building Code family. While the BCC set a constant effective date for all codes except electric, the transition period varies as follows:

- The 2012 NC Building, Fire Prevention, Mechanical, Plumbing and Fuel Gas Codes will have a transition period of September 1, 2011 through March 1, 2012.
- The 2012 NC Residential Code and NC Energy Conservation Code will have a transition period of January 1, 2012 through March 1, 2012.

Regarding the 2011 NC Electrical Code, ten letters of objection were filed with the NC Rule Review Commission, which automatically throws the issue into the NC General Assembly's 2012 session. Consequently, we will continue using the 2008 edition of the NC Electrical Code, and we do not anticipate a switch to the 2012 NC Electrical Code until summer 2012, if even at that time.

It is also important to note that, the 2012 NC Residential Code will include residential requirements for electrical, mechanical and plumbing trade installations (whereas previous NC Residential Codes referenced the individual electrical, mechanical and plumbing codes). Customers with permits issued through March 1, 2012, under the 2009 NC Residential Code will continue to refer to the 2009 NC Mechanical Code, 2009 NC Plumbing Code and 2008 NC Electrical Code, as in the past.

Regarding the absolute cutoff date for use of the 2009 NC State Building Code family, given the long transition periods and the lengthy advance notice provided by the BCC, we see no reason to extend this with an additional grace period beyond March 1, 2012. Consequently, permits issued after March 1, 2012 must comply with the 2012 NC State Building Code family (except as noted above regarding the electrical code).

It is very important that professionals closely monitor their work to carefully determine when a project's design basis must switch to the new 2012 NC State Building Code family to comply with the above transition periods and the Department's policy regarding same. While state law requires the Department to issue a permit on any project in compliance with the effective code, the burden is on the owner's team to estimate when your permit will be issued. Projects not permitted by March 1, 2012 must comply with the 2012 NC State Building Code family, regardless of when they entered the system for permitting.

Feel free to contact me, Directors Gene Morton or Patrick Granson, plan review managers, field inspection managers, or the Code Administrators if you have questions on the effective dates of the 2012 NC State Building Code family.

On Monday December 12, 2011 the Building Code Council met in Raleigh and passed a motion to delay the required date for the use of all the NC 2012 Codes except Electrical to June 1, 2012. This change is owed to a delay in the availability of the Residential and Energy Codes, as well as simplifying the test process for the certification of code officials. The 2012 Electrical Code is still awaiting legislative action.