

# Part I — Administrative

## CHAPTER 1 ADMINISTRATION

### SECTION R101 TITLE, SCOPE AND PURPOSE

**R101.1 Title.** These provisions shall be known as the North Carolina Residential Code for One- and Two-Family Dwellings and shall be cited as such and will be referred to herein as is this code. These regulations were approved by the North Carolina Building Code Council on September 12, 2006, to be effective June 1, 2007. References to the *International Codes* shall mean the North Carolina Codes.

**R101.2 Scope.** The provisions of the North Carolina Residential Code for One- and Two-Family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory buildings and structures. Accessory buildings with any dimension greater than 12 feet (3658 mm) must meet the provisions of this code. Accessory buildings may be constructed without a masonry or concrete foundation, except in coastal high hazard or ocean hazard areas, provided all of the following conditions are met:

1. The building shall not exceed 400 square feet (37 m<sup>2</sup>) or one story in height;
2. The building is supported on a wood foundation of a minimum 2 × 6 or 3 × 4 mud sill of approved wood in accordance with Section 323; and
3. The building is anchored to resist overturning and sliding by installing a minimum of one ground anchor at each corner of the building. The total resisting force of the anchors shall be equal to 20 pounds per square foot (98kg/m<sup>2</sup>) multiplied by the plan area of the building.

Accessory structures are not required to meet the provisions of this code, except decks, gazebos and retaining walls as required by Section R404.1.3. For swimming pools and spas, see Appendix G.

**Exception:** Deleted.

**R101.3 Purpose.** The purpose of this code is to provide minimum requirements to safeguard the public safety, health and general welfare, through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

**R101.4 Requirements of other state agencies, occupational licensing boards or commissions.** The North Carolina State Building Codes do not include all additional requirements for buildings and structures that may be imposed by other State

agencies, occupational licensing boards and commissions. It shall be the responsibility of a permit holder, design professional, contractor, or occupational license holder to determine whether any additional requirements exist.

### SECTION R102 APPLICABILITY

**R102.1 General.** Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**R102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

**R102.3 Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

**R102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

**R102.5 Appendices.** Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance.

**R102.6 Partial invalidity.** In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

**[EB] R102.7 Existing structures.** For requirements of existing structures, refer to the North Carolina Administrative Code and Policies.

**[EB] R102.7.1 Additions, alterations or repairs.** The requirements for additions, alterations or repairs may be found in the North Carolina Administrative Code and Policies.

**SECTION R103  
DEPARTMENT OF BUILDING SAFETY**

Deleted. Information concerning the creation and operation of inspections departments may be found in the North Carolina Administrative Code and Policies.

**SECTION R104  
DUTIES AND POWERS OF THE  
BUILDING OFFICIAL**

Deleted. Information concerning the duties and powers of the building official may be found in the North Carolina Administrative Code and Policies.

**SECTION R105  
PERMITS**

Deleted. Information concerning permits may be found in the North Carolina Administrative Code and Policies.

**SECTION R106  
CONSTRUCTION DOCUMENTS**

Deleted. Information concerning construction documents may be found in the North Carolina Administrative Code and Policies.

**SECTION R107  
TEMPORARY STRUCTURES AND USES**

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**SECTION R108  
FEES**

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**SECTION R109  
INSPECTIONS**

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**SECTION R110  
CERTIFICATE OF OCCUPANCY**

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**SECTION R111  
SERVICE UTILITIES**

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**SECTION R112  
BOARD OF APPEALS**

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**SECTION R113  
VIOLATIONS**

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**SECTION R114  
STOP WORK ORDER**

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