

DRAFT Minutes of the North Carolina Home Inspector Licensure Board Advisory Committee for Pre-Drywall Inspections

The kickoff meeting of the North Carolina Home Inspector Licensure Board Advisory Committee for Pre-Drywall Inspections (“Committee”) was held 3:30 PM on Monday, September 9, 2024, by video teleconference via Webex.

The following Board members were present at location:

David Dye Derrick Johnson

Gina M. Von Oehsen Cleary from the North Carolina Department of Justice, Attorney General’s Office was present as counsel for the Board.

The following North Carolina Office of the State Fire Marshal, Engineering Division staff were present:

Sam Whittington Beth Williams
Jeff Griffin Bonnie Bentley
Rodney Daughtrey

The following stakeholders were present:

Allen Cook April Gregory
Bonnie Gregory Eric Coates
Ken Brittain Nick Gromicko

Introduction

Chair David Dye called the meeting to order and provided opening remarks. Beth Williams read the Ethics Awareness and Conflict of Interest reminder.

Goal of Committee

Advisory Committee to advise Board on what Pre-Drywall Inspections should look like. Draft a proposed SOP for the Board to consider with rules for experience and training to conduct pre-drywall inspection.

Pre-Drywall Rules

Discussed ideas of what experience or training may be appropriate for Pre-Drywall.

Experience

- Three years or a set number of inspections.
- Tiered based on how qualified for license.
- Should training be weighted over experience.

Training

- Should pre-drywall be included in mandatory updates, prelicensure training.
- Should Code Officials Building Level 1 be required.
- Currently very small percentage of licensees are performing pre-drywall inspections. (est. 5%)
- Perhaps testing could be the answer. Have 30-40 questions on exam targeting pre-drywall.

Pre-Drywall SOP

Sam Whittington collected some examples of Pre-Drywall SOP's. Sam drafted an SOP based on the existing SOP. These documents will be published on ShareFile for everyone to view and consider. We will discuss them in depth at the next meeting.

Public Comment

- Do we have statute authority to certify for Pre-Drywall?
- Will the Board need to get legislative changes?
- Insurance implications for workers compensation insurance, safety training.
- Can we softly introduce this?
- How can you do pre-drywall without the plans, limitation statement?

Homework assignments:

- Read over SOPs.
- Consider the items discussed and be ready for in depth discussion.

Next Meeting

Next meeting is scheduled for November 7, 2024, at 9 AM to 12 PM via Webex.

Adjourn