



BRIAN TAYLOR
STATE FIRE MARSHAL

December 5, 2025

Mr. Cliff Isaac, PE
Director of Codes and Construction
North Carolina Home Builders Association
P.O. Box 99090
Raleigh, NC 27624-9090

RE: 2018 NC Administrative Code and Policies (NCACP), Section 107 Inspections

Mr. Isaac:

This letter is in response to your request for a formal interpretation from the Office of State Fire Marshal ("OSFM") dated 11/12/25 and received by OSFM the same day. Requests are addressed below in the order in which they are posed.

Stated in relevant parts of the documentation received in the request:

"I am writing to formally request an interpretation pursuant to NCAC Section 203.2.1.2, regarding the required inspections outlined in Section 107 of the North Carolina Administrative Code.

At present, the 2018 North Carolina State Building Codes remain the effective codes in force. Although the future 2024 NC State Building Codes are expected to introduce additional sheathing inspection requirements for jurisdictions with 140 and 150 mph wind ratings, as well as for properties located above 3,500 feet in the designated special mountain region, those provisions are not yet in effect.

Due to delays in the rulemaking process and the impacts of Hurricane Helene, the effective date of the 2024 Codes remains undetermined. This uncertainty has understandably created confusion, as the proposed sheathing inspection requirement originated from a separate code proposal apart from the general adoption of the new technical codes.

It is my understanding that, while the 2024 Codes may be used as an alternative method, thereby requiring the additional sheathing inspections described above, such inspections are not mandatory under the 2018 Codes. Section 107 of the current NC Administrative Code specifies the following required inspections:

107.1 General. The inspection department shall perform the following inspections:

1. Footing inspection;
2. Under slab inspection, as appropriate;
3. Foundation inspection;
4. Rough-in inspection;

OFFICE OF STATE FIRE MARSHAL

1202 MAIL SERVICE CENTER | RALEIGH NC 27699 -1202 | TEL 919.647.0000 | FAX 866.851.6508 | NCOSFM.GOV



5. Building framing inspection;
6. Insulation inspection;
7. Fire protection inspection; and
8. Final inspection.

Accordingly, I am seeking formal confirmation that jurisdictions throughout North Carolina may not require routine sheathing inspections until the 2024 NC State Building Codes become effective, unless a permit holder voluntarily elects to construct under those codes as an alternate method.”

Remarks:

Attachment A comprises of the request for formal interpretation as well as all supporting information submitted with the request.

Code Analysis: A code enforcement official makes routine inspections in accordance with 2018 NCACP, Section 107 to verify code compliance with the suite of eleven codes that comprises the 2018 North Carolina State Building Code during certain phases of construction. Nothing in any of the eight listed routine inspections in 2018 NCACP, Section 107 is intended to prevent partial inspections as requested by the permit holder and as allowed by the local inspection department. Cumulative partial inspections approved by the code enforcement official shall satisfy the same degree of readiness for inspection for viewing as described in any of the eight listed routine inspections in 2018 NCACP, Section 107.

....

107.1 General. The inspection department shall perform the following inspections:

1. Footing inspection;
2. Under slab inspection, as appropriate;
3. Foundation inspection;
4. Rough-in inspection;
5. Building framing inspection;
6. Insulation inspection;
7. Fire protection inspection; and
8. Final inspection.

....

The 2018 North Carolina State Building Code is currently effective statewide and comprises of the following eleven volumes:

1. 2018 North Carolina Administrative Code and Policies
2. 2018 North Carolina Building Code (2015 International Building Code with NC Amendments)
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 (2015 International Energy Conservation Code with NC Amendments)
6. 2018 North Carolina Existing Building Code (2015 International Existing Building Code with NC Amendments)
7. 2018 North Carolina Fire Code (2015 International Fire Code with NC Amendments)
8. 2018 North Carolina Fuel Gas Code (2015 International Fuel Gas Code with NC Amendments)
9. 2018 North Carolina Mechanical Code (2015 International Mechanical Code with NC Amendments)
10. 2018 North Carolina Plumbing Code (2015 International Plumbing Code with NC Amendments)
11. 2018 North Carolina Residential Code (2015 International Residential Code with NC Amendments)

....

North Carolina General Assembly, Session Law 2023-108 (H488), which became law on 8/16/23, added N.C.G.S. 143-138(b23), which prohibited the North Carolina State Building Code from requiring routine exterior sheathing inspections for structures and dwellings located in a region where the ultimate wind speed is less than 140 miles per hour. North Carolina General Assembly, Session Law 2023-108 (H488) further amended N.C.G.S. 160D-1104(d) to note that a local government may not adopt or enforce a local ordinance or resolution or any other policy that requires routine exterior sheathing inspections for structures or dwellings covered by the North Carolina State Building Code located in a region where the ultimate wind speed is less than 140 miles per hour.





PROHIBIT EXTERIOR SHEATHING INSPECTIONS

SECTION 4.(a) G.S. 143-138 is amended by adding a new subsection to read:

"(b23) Exterior Sheathing Inspections Prohibited. – The Code shall not require routine exterior sheathing inspections for structures or dwellings covered by the North Carolina Building Code or North Carolina Residential Code located in a region where the ultimate wind speed is less than 140 miles per hour."

SECTION 4.(b) G.S. 160D-1104(d) reads as rewritten:

"(d) Except as provided in G.S. 160D-1117 and G.S. 160D-1207, a local government may not adopt or enforce a local ordinance or resolution or any other policy that requires regular, routine inspections of buildings or structures constructed in compliance with the North Carolina Residential Code for One- and Two-Family Dwellings in addition to the specific inspections required by the North Carolina Building Code without first obtaining approval from the North Carolina Building Code Council. A local government may not adopt or enforce a local ordinance or resolution or any other policy that requires routine exterior sheathing inspections for structures or dwellings covered by the North Carolina Building Code or North Carolina Residential Code located in a region where the ultimate wind speed is less than 140 miles per hour. The North Carolina Building Code Council shall review all applications for additional inspections requested by a local government and shall, in a reasonable manner, approve or disapprove the additional inspections. This subsection does not limit the authority of the local government to require inspections upon unforeseen or unique circumstances that require immediate action. In performing the specific inspections required by the North Carolina Residential Building Code, the inspector shall conduct all inspections requested by the permit holder for each scheduled inspection. For each requested inspection, the inspector shall inform the permit holder of instances in which the work inspected is incomplete or otherwise fails to meet the requirements of the North Carolina Residential Code for One- and Two-Family Dwellings or the North Carolina Building Code. When a subsequent inspection is conducted to verify completion or correction of instances of Code noncompliance, any additional violations of the Code noted by the inspector on items already approved by the inspections department shall not delay the issuance of a temporary certificate of occupancy, and the inspections department shall not charge a fee for reinspection of those items."

SECTION 4.(c) This section is effective when it becomes law and applies permit applications submitted on or after that date.

....

A code change proposal to 2024 NCACP, Section 107 to add a routine sheathing inspection for structures and dwellings covered by the North Carolina State Building Code and located in a region where the ultimate wind speed is 140 miles per hour or greater was adopted by the North Carolina Building Code Council (NCBCC) pursuant to N.C.G.S. Chapter 143, Article 9 on 3/19/24 and was approved by the Rules Review Commission (RRC) of the NC Office of Administrative Hearings pursuant to N.C.G.S Chapter 150B on 4/30/24.

....



SECTION 107 INSPECTIONS

107.1 General. The inspection department shall perform the following inspections:

1. Footing – 107.1.1;
2. Under-slab, as appropriate – 107.1.2;
3. Foundation – 107.1.3;
4. Building framing – 107.1.4;
5. Sheathing – 107.1.5;
6. Rough-in – 107.1.6;
7. Insulation – 107.1.7
8. Fire protection – 107.1.8; and
9. Final – 107.1.9.

2024 NORTH CAROLINA ADMINISTRATIVE CODE AND POLICIES

107.1.5 Sheathing inspection. Sheathing inspections are required for structures constructed under the *North Carolina State Building Code* in wind zones of 140 mph or higher where the exterior sheathing is part of the lateral force resistance system. Sheathing inspections are required for dwellings constructed under the *North Carolina Residential Code* in wind zones of 140 mph or higher where the exterior sheathing is part of the wall bracing system. Sheathing inspections shall be made during or after the framing inspection but before the water-resistant barrier and exterior finish is installed.

Commentary: This inspection verifies that sheathing and sheathing fasteners are installed as required by the code or the design professional. Sheathing fasteners connect sheathing to the framing to prevent framing from cracking during wind or seismic loads. At the discretion of the building inspector, this inspection can be performed concurrently with the framing inspection.

....

The effective date of the suite of ten codes that comprises the 2024 North Carolina State Building Code was originally scheduled to be 1/1/25, as adopted and approved pursuant to N.C.G.S. Chapter 143, Article 9 and N.C.G.S. Chapter 150B in 2023 and 2024.

....

The 2024 North Carolina State Building Code may be used in its entirety but is not currently mandatorily effective statewide and comprises of the following ten volumes:

1. 2024 North Carolina Administrative Code and Policies



2. 2024 North Carolina Building Code (2021 International Building Code with NC Amendments) including implementation of North Carolina General Assembly, Session Law 2023-137 (H600), which applies the 2009 NCBC Chapter 36 requirements for Docks, Piers, Bulkheads, and Waterway Structures for piers or docks built in estuarine waters.
3. 2023 North Carolina Electrical Code (2023 NFPA 70 National Electrical Code with NC Amendments) for all buildings and structures included within the scope of the 2024 North Carolina State Building Code.
4. 2024 North Carolina Energy Conservation Code (2021 International Energy Conservation Code with NC Amendments)
5. 2024 North Carolina Existing Building Code (2021 International Existing Building Code with NC Amendments)
6. 2024 North Carolina Fire Code (2021 International Fire Code with NC Amendments)
7. 2024 North Carolina Fuel Gas Code (2021 International Fuel Gas Code with NC Amendments)
8. 2024 North Carolina Mechanical Code (2021 International Mechanical Code with NC Amendments)
9. 2024 North Carolina Plumbing Code (2021 International Plumbing Code with NC Amendments)
10. 2024 North Carolina Residential Code (2021 International Residential Code with NC Amendments) with Chapter 11 Energy Efficiency, Chapters 12-23 Mechanical and Chapter 24 Fuel Gas of the 2024 NCRC remaining as it currently is in the 2018 NCRC as per North Carolina General Assembly, Session Law 2023-108 (H488).

....

North Carolina General Assembly, Session Law 2024-57 (S382), which became law on 12/11/24, delayed the effective date of the 2024 North Carolina State Building Code to 7/1/25.

....

DELAY 2024 NORTH CAROLINA STATE BUILDING CODE EFFECTIVE DATE

SECTION 1F.3.(a) Definitions. – For purposes of this section, "2024 North Carolina State Building Code" means the North Carolina State Building Code collection, and amendments to the Code, as adopted by the Council, effective January 1, 2025. As used in this section, "Council" means the Building Code Council. On or after January 1, 2025, "Council" means the Building Code Council and Residential Code Council.

SECTION 1F.3.(b) Effective Date Delay. – Notwithstanding G.S. 143-138(d), Section 2 of S.L. 2013-118, or any rule to the contrary, the 2024 North Carolina State Building Code shall become effective July 1, 2025. Nothing in this section should be construed to abrogate the duties of the Council during this delay, including finalizing its publication, providing technical assistance, and educating the public regarding changes to the North Carolina State Building Code.

SECTION 1F.3.(c) Expiration. – This section expires July 1, 2025.

....

North Carolina General Assembly, Session Law 2025-2 (H47), which became law on 3/19/25, further delayed the effective date of the 2024 North Carolina State Building Code to become effective 12 months



after the first day of the month following the date the State Fire Marshal certifies, by letter to the Revisor of Statutes with copies sent to the President Pro Tempore of the Senate and the Speaker of the House of Representatives, that both of the following events have occurred:

(1) The Building Code Council and Residential Code Council have completed all of the following publication and distribution requirements:

- a. The initial publication and printing of the adopted 2024 North Carolina State Building Code, including all amendments adopted as of the effective date of this act.
- b. The distribution of copies of the initially published 2024 North Carolina State Building Code to all State and local officials and departments who are required to receive copies of the Code under N.C.G.S. 143-138(g) without the necessity of a written request.
- c. The making of copies of the initial publication of the 2024 North Carolina State Building Code available for purchase by members of the general public.

(2) The Residential Code Council is fully constituted in accordance with the membership requirements set forth in N.C.G.S. 143-136.1.

....





DELAY 2024 NORTH CAROLINA STATE BUILDING CODE EFFECTIVE DATE

House Bill 47

Session Law 2025-2

Page 21

SECTION 5.12.(a) Definitions. – For purposes of this section, "2024 North Carolina State Building Code" means the North Carolina State Building Code collection and amendments to the Code, as adopted by the Building Code Council, effective July 1, 2025.

SECTION 5.12.(b) Effective Date Delay. – Notwithstanding G.S. 143-138(d), Section 2 of S.L. 2013-118, Section 1F.3.(b) of S.L. 2024-57, or any other provision to the contrary, the 2024 North Carolina State Building Code shall become effective 12 months after the first day of the month following the date the State Fire Marshal certifies, by letter to the Revisor of Statutes with copies sent to the President Pro Tempore of the Senate and the Speaker of the House of Representatives, that both of the following events have occurred:

- (1) The Building Code Council and Residential Code Council have completed all of the following publication and distribution requirements:
 - a. The initial publication and printing of the adopted 2024 North Carolina State Building Code, including all amendments adopted as of the effective date of this act.
 - b. The distribution of copies of the initially published 2024 North Carolina State Building Code to all State and local officials and departments who are required to receive copies of the Code under G.S. 143-138(g) without the necessity of a written request.
 - c. The making of copies of the initial publication of the 2024 North Carolina State Building Code available for purchase by members of the general public.
- (2) The Residential Code Council is fully constituted in accordance with the membership requirements set forth in G.S. 143-136.1.

SECTION 5.12.(c) Notification Required. – Upon the occurrence of both events specified in subdivisions (1) and (2) of subsection (b) of this section, the State Fire Marshal shall send certification as required under subsection (b) of this section.

SECTION 5.12.(d) No Abrogation. – Nothing in this section abrogates the duties of the Building Code Council or Residential Code Council during the delay created by subsection (b) of this section, including finalizing its publication, providing technical assistance, and educating the public regarding changes to the North Carolina State Building Code.

SECTION 5.12.(e) Expiration. – This section expires 12 months after the first day of the month following the notification required by the State Fire Marshal in subsection (c) of this section.

....

Conclusions: As of the date of this letter, the initial publication and printing of the 2024 North Carolina State Building Code is complete. However, the distribution of copies of the initially published 2024 North Carolina State Building Code to all State and local officials and departments who are required to receive copies of the Code under N.C.G.S. 143-138(g) has not happened as this line item is currently not funded in the OSFM budget for purchase from the publishers (ICC and NFPA). Online purchasing and free viewing of the 2024 North Carolina State Building Code through the publishers is currently available however, OSFM code book purchasing from the publishers for on-site public sales is currently not a line item funded in the OSFM budget. Additionally, the Office of the Governor and the North Carolina



General Assembly have yet to fully constitute and confirm the North Carolina Residential Code Council (NCRCC) pursuant to N.C.G.S. 143-136.1.

OSFM is currently pursuing funding from the North Carolina General Assembly to purchase code books from the publisher to comply with North Carolina General Assembly, Session Law 2025-2. OSFM does not, however, have any influence over the appointment and confirmation of members to the NCRCC as that process is controlled by the Office of the Governor and the North Carolina General Assembly.

Given the current status of the incompleteness of the events required by North Carolina General Assembly, Session Law 2025-2, the 2018 North Carolina State Building Code remains effective. The 2024 North Carolina State Building Code may be used in its entirety but is currently not mandatorily effective.

North Carolina General Assembly, Session Law 2023-108 (H488) did not make a routine sheathing inspection required. The law simply prohibited any rules adopted and approved by the NCBCC or local ordinance, from requiring routine sheathing inspections for buildings and structures covered by the North Carolina State Building Code and located in a region where the ultimate wind speed is less than 140 miles per hour. However, the law did not prohibit any permanent rules adopted and approved by the NCBCC or local ordinance, from requiring routine sheathing inspections for buildings and structures covered by the North Carolina State Building Code and located in a region where the ultimate wind speed is 140 miles per hour or higher.

The NCBCC adopted and RRC approved amendment to the 2024 NCACP to require a routine sheathing inspection for buildings and structures covered by the North Carolina State Building Code and located in a region where the ultimate wind speed is 140 miles per hour or higher is applicable only to the use of the 2024 North Carolina State Building Code. If a project chooses to use the 2024 North Carolina State Building Code now as an alternative means and method in lieu of using the currently effective 2018 North Carolina State Building Code, then a routine sheathing inspection would be required for that project where the ultimate wind speed is 140 miles per hour or higher regardless of the mandatorily effective date of the 2024 North Carolina State Building Code.

A routine sheathing inspection for buildings and structures covered by the North Carolina State Building Code and located in a region where the ultimate wind speed is 140 miles per hour or higher is not mandatory until the 2024 North Carolina State Building Code becomes mandatorily effective or if the 2024 North Carolina State Building Code is used prior to its mandatory effective date.

If sheathing is part of the structural framing required to meet the applicable North Carolina State Building Code, then sheathing may be inspected as a part of a complete routine building framing inspection in any wind zone with the use of either the 2018 North Carolina State Building Code (2018 NCACP 107.1 #5) or the 2024 North Carolina State Building Code (2024 NCACP 107.1 #4).



**OFFICE OF STATE
FIRE MARSHAL**
NC DEPARTMENT OF INSURANCE

Sincerely,

David Rittlinger, PE, LEED AP
Division Chief – Codes & Interpretations
North Carolina Office of State Fire Marshal

cc: Nathan Childs, NCDOJ, counsel for NC Building Code Council, nchilds@ncdoj.gov
Nicki Shaffer, NCDOJ, counsel for NC Residential Code Council, wshaffer@ncdoj.gov
Pak Yip, NCOSFM, Chief Code Consultant, pak.yip@ncdoj.gov



ATTACHMENT A

(see attached pdf)





**APPENDIX E
APPEALS
NORTH CAROLINA
BUILDING CODE COUNCIL**
1429 Rock Quarry Road, Suite 105
Raleigh, North Carolina 27610
(919) 647-0008
david.rittlinger@ncdoi.gov

APPEAL TO NCDOI/NCBCC

Hearing Date _____ / _____ / _____

GS 153A-374, GS 160A-434

GS 143-140, GS 143-141

Formal Interpretation by NCDOI ☒

Appeal of Local Decision to NCBCC _____

Appeal of Local Decision to NCDOI _____

Appeal of NCDOI Decision to NCBCC _____

APPELLANT CLIFF ISAAC **PHONE** (919) 676 - 9090 x _____

REPRESENTING NC HOME BUILDERS ASSOCIATION

ADDRESS 5580 CENTERVIEW DRIVE, SUITE 415

CITY RALEIGH **STATE** NC **ZIP** 27606

E-MAIL cisaac@nchba.org **FAX** (-) - - -

North Carolina State Building Code, Volume Administrative - Section 107

REQUEST ONE: ☒ Formal Interpretation by NCDOI ☐ Appeal of Local Decision to NCBCC
☐ Appeal of Local Decision to NCDOI ☐ Appeal of NCDOI Decision to NCBCC

Type or print. Include all background information as required by the referenced General Statutes and the attached policies. Attach additional supporting information.

Please see letter attached to email.

REASON:

Seeking clarification on required inspections.

Signature

DATE: 11/2/25

APPEAL TO NCDOI/NCBCC

FORM 3/14/17



NORTH CAROLINA HOME BUILDERS ASSOCIATION

P.O. BOX 99090 • RALEIGH, N.C. 27624-9090

PHONE (919) 676-9090 • FAX (919) 676-0402

www.nchba.org • www.21buildingexpo.com

November 12, 2025

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Mr. David Rittlinger, PE
Office of State Fire Marshal
1202 Mail Service Center
Raleigh, NC 27699-1202

Re: Formal interpretation on Section 107 of the 2018 NCAC

Dear Mr. Rittlinger:

I am writing to formally request an interpretation pursuant to NCAC Section 203.2.1.2, regarding the required inspections outlined in **Section 107** of the North Carolina Administrative Code.

At present, the 2018 North Carolina State Building Codes remain the effective codes in force. Although the future 2024 NC State Building Codes are expected to introduce additional sheathing inspection requirements for jurisdictions with 140 and 150 mph wind ratings, as well as for properties located above 3,500 feet in the designated special mountain region, those provisions are not yet in effect.

Due to delays in the rulemaking process and the impacts of Hurricane Helene, the effective date of the 2024 Codes remains undetermined. This uncertainty has understandably created confusion, as the proposed sheathing inspection requirement originated from a separate code proposal apart from the general adoption of the new technical codes.

It is my understanding that, while the 2024 Codes may be used as an alternate method, thereby requiring the additional sheathing inspections described above, such inspections are not mandated under the 2018 Codes. Section 107 of the current NC Administrative Code specifies the following required inspections:

107.1 General. The inspection department shall perform the following inspections:

1. Footing inspection;
2. Under slab inspection, as appropriate;
3. Foundation inspection;
4. Rough-in inspection;
5. Building framing inspection;
6. Insulation inspection;
7. Fire protection inspection; and
8. Final inspection.

Accordingly, I am seeking formal confirmation that jurisdictions throughout North Carolina may not require routine sheathing inspections until the 2024 NC State Building Codes become effective, unless a permit holder voluntarily elects to construct under those codes as an alternate method.

Please feel free to contact me at (919) 676-9090 should you have any questions or require additional information. Thank you for your time and assistance in clarifying this matter.

Sincerely,

Cliff Isaac, PE
Director of Codes and Construction

*EUGENE A. GULLEDGE (1964)
*C. PHIL ROBINSON, JR. (1965-66)
*CARL W. JOHNSON (1967)
*JOHN CROSLAND, JR. (1968)
*J.M. DAUGHTRIDGE (1969)
*HOMER BARRETT (1970)
*JAMES W. LESTER (1971)
*CHARLES C. McLAURIN (1972)
*J. VAUGHN KLUTTS (1973)
*C. L. REAVIS (1974)
*Deceased

*JOHN T. BELL (1975)
*WILLIAM T. BOYD (1976)
LaRUE HAMBRICK (1977)
*J. RAY SPARROW (1978)
SHERRILL FAW (1979)
MARK E. TIPTON (1980)
M. DURWOOD STEPHENSON (1981)
J. WATTS ROBERSON (1982)
*NELSON CALLAHAN (1983)
*PAUL D. TROLLINGER (1984)

*RICK BATCHELOR (1985)
BURL LANCE (1986)
*LARRY SUMMER (1987)
HERSCHEL REDDING (1988)
JAMES FORD (1989)
*STEVE NASH (1990)
HARRIS B. GUPTON (1991)
RUSS DAVIS (1992)
CHUCK MILLER (1993)
CHARLES MULLEN (1994)

ROBERT INGRAHAM (1995)
DAVID PRESSLY, JR. (1996)
DONALD W. BETSWORTH (1997)
GEORGE HENSON (1998)
ROBERT YATKO (1999)
DANNY ADAMS (2000)
JONATHAN ELLIOT (2001)
DON CROOM (2002)
GREG ISENHOUR (2003)
RICK JUDSON (2004)

BUDDY HUGHES (2005)
DAVE STORMONT (2006)
PAUL MULLICAN (2007)
RAY RHODES (2008)
FRANK WIESNER (2009)
LYLE GARDNER (2010)
BILL DALEURE (2011)
ERIK ANDERSON (2012)
J. GARY HILL (2013-14)
SEAN SULLIVAN (2015)

BRIAN PACE (2016)
GARY EMBLER (2017)
ALAN BANKS (2018)
PHIL WARRICK (2019)
MARK MARTIN (2020)
MICHAEL ENSCORE (2021)
WES CARROLL (2022)
BRANDON BRYANT (2023)
CODY BYRD (2024)

From: [Rittlinger, David B](#)
To: [Isaac, Cliff](#); [Yip, Pak](#)
Cc: [Hejduk, Mike](#); michael.slate@brunswickcountync.gov
Subject: RE: [External] FW: Inspections
Date: Thursday, May 15, 2025 11:54:49 AM
Attachments: [image002.png](#)
[image003.png](#)

Cliff,

Good morning.

We have been addressing questions from code officials as well as contactors and others concerning the effective date of sheathing inspections as the effective date has been shifting. Session Law 2025-2 shifted the effective date again.

The timing of your concern is quite good as we sent a listserve to inspections departments advertising an Open Mic session scheduled for tomorrow concerning the effective date, which is tied to the future effective date of the 2024 North Carolina State Building Code sometime in 2026. Let me know if you have any questions or require further assistance with this matter.



david.rittlinger@ncdoi.gov

Link to free view of 2018 NC Codes

<https://codes.iccsafe.org/codes/north-carolina>

From: Isaac, Cliff <Clisaac@nchba.org>
Sent: Wednesday, May 14, 2025 4:11 PM
To: Yip, Pak <pak.yip@ncdoi.gov>; Rittlinger, David B <david.rittlinger@ncdoi.gov>
Subject: [External] FW: Inspections

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Pak/David: Good afternoon. Can OSFM remind local jurisdictions they cannot **require** routine sheathing inspections at this time? The earliest for this type of inspection would be when the 2024 NC State Building Codes become effective, sometime mid-year 2026.

Respectfully,

Cliff Isaac, PE

Director of Codes and Construction

North Carolina Home Builders Association

5580 Centerview Dr. Suite 415, Raleigh, NC 27606

p 919.676.9090 | e cisaac@nchba.org

www.nchba.org | www.21buildingexpo.com

From: Brunswick County Central Permitting <no-reply@brunswickcountync.gov>

Sent: Wednesday, May 14, 2025 3:10 PM

To:

Subject: Inspections

Brunswick County Public Notice



UPCOMING ADDITIONAL INSPECTION REQUIREMENTS

Effective **July 1, 2025**, Brunswick County Code Administration **will require residential construction to request and pass a sheathing inspection**. This inspection may be conducted after passing slab inspection and up to, or with the framing inspection. **Inspection must be done prior to wrapping home.** Engineered gable end walls, that come with the building wrap already installed, will not be required to be inspected, eliminating the need to remove the wrap. All other engineered walls are subject to inspection.

A sheathing inspection will be conducted on piling houses. Results will be based on best effort to observe as much as structural limitations allow.

T-POLES WITH OVERHEAD LINES

A reminder that Code Administration departmental policy for temporary power poles with overhead lines require a 4 by 4 post minimum with two braces, one in the direction the incoming overhead service.



GAS PIPING DIAGRAMS

A reminder that any permit for the installation of (2) or more gas appliances, the gas piping diagram is required to be uploaded with the project number, address, and the printed name and signature of the designer.

Sincerely,

Michael Slate

Code Administration Director

—

You are receiving this message from Brunswick County Code Administration in an effort to maintain proactive communication with contractors and the general public in order to provide information to better serve you. If you have questions, please contact us at (910) 253-2021.





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Our mailing address is:
Brunswick County Government
PO Box 249
Bolivia, NC 28422

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