Migrant Housing Facilities

Code: 2012 Residential
Section: R101.2

Date: May 23, 2017

Code: 2012 Building
Section: 101.2

Question:
Are migrant housing facilities exempt from the North Carolina State Building Codes?

Answer:
No. Migrant housing facilities are required to meet the requirements of the North Carolina State Building Codes in addition to the Migrant Housing Act of North Carolina and the Occupational Safety and Health Standards Part 29 CFR 1910.142.

NC Residential Code – A single family dwelling used as a migrant house that contains a maximum of 8 bedrooms may be constructed by the North Carolina State Residential Building Code.

NC Building Code – Migrant congregate living facilities with 16 or fewer occupants are permitted to comply with the construction requirements for Group R-3 of the North Carolina Building Code. Migrant congregate living facilities with more than 16 occupants are required to comply with the construction requirements for Group R-2 of the North Carolina Building Code. The amendments to section 903.2.8 Group R sprinkler system are below.

3. Group R-2 buildings housing farm workers and their families located outside of a municipality’s building rules jurisdiction that are not exempted by Section 903.2.8.1 may install a 13D multipurpose sprinkler system where all of the following conditions exist:
   3.1. The Group R building cannot exceed two stories in height.
   3.2. The Group R building cannot exceed 2500 square feet (232 m²) in area.
   3.3. The Group R building shall have two remote means of egress.

[F] 903.2.8.1 Group R Migrant Housing. Migrant housing as defined by GS 95-223 shall be exempt from the requirements of Section 903.2.8 when all of the following conditions exist:
   1. The Group R building is not more than one story in height.
   2. The Group R building meets all of the requirements of GS 95-222 through GS 95-229.1 (Chapter 95, Article 19) and 29 CFR 1910.142, as amended.

Keywords:
Optional. Sleeping units, labor housing, seasonal workers