Migrant Housing Facilities

Code: 2018 Residential
Section: R101.2

Date: April 4, 2019

Code: 2018 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. Sprinkler requirements are governed by Section 903.2.8.5 and 903.2.8.5.1.

[F]903.2.8.5 Group R Migrant Housing. Group R-2 buildings housing farm workers and their families located outside of a municipality’s building rules jurisdiction may install a 13D multipurpose sprinkler system where all of the following conditions exist:

1. Building cannot exceed two stories in height;
2. Building cannot exceed 2500 square feet (232 m²) in area; and
3. Building shall have two remote means of egress.

903.2.8.5.1 Group R Migrant Housing. Migrant housing as defined by GS 95-223 shall be exempt when all of the following conditions exist:

1. Building is not more than one story in height.
2. 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