

Manufactured Building

Wayne Goodwin | Commissioner of Insurance

Tim Bradley | Assistant State Fire Marshal

MEMORANDUM

DATE: July 12, 2012 (Updates May 5, 2009 memo)

TO: Approved Third Party Certification Agencies

FROM: Alan D. Greene, P.E.
Chief Code Consultant - Manufactured Building Division

RE: Appendix B, Building Code Summary For All Commercial Projects
and NC Design Professional Seal Requirements

The *North Carolina State Building Code: Administrative Code and Policies, 2012 Edition, Section 204.3.4* states in part: “The Inspection Department shall make available a list of information which must be submitted with the building permit application, including a complete building code summary (see Appendix B)...”. Thus, under the current Code, Appendix B is required *for all commercial buildings*. You are all no doubt aware of the somewhat expanded format of Appendix B in the new Code. It is the opinion of the Manufactured Building Division that, since much of the information in Appendix B does not apply to certain types of modular buildings, exceptions to the requirement of the Appendix should be allowed. Therefore, for small buildings of 400 sq. ft. or less in gross floor area (such as ATM buildings), and buildings which will have no daily human occupancy, Appendix B will not be required. As an example, a modular booth for a parking lot attendant will almost certainly be under 400 sq. ft. in area. However, since the building will have daily human occupancy, Appendix B would be required. Obviously, judgment must be exercised for each situation. Please be aware that Code requirements regarding Appendix B are for *permitting* purposes. If problems are encountered for the building types described above when no Appendix B is provided, this memo may be presented to the local inspection department as the *recommendation* of the Manufactured Building Division. However, if the local jurisdiction *insists* on Appendix B, it must be provided.

Section 204.3.5 of the *Administrative Code and Policies* provides guidelines for the requirement of North Carolina design professional seals on construction documents (drawings and specifications). These will apply to buildings *other than* 1 & 2 family dwellings and townhouses. Specifically, a North Carolina design professional’s seal is NOT required when EITHER 1) An institutional or commercial building does not have a total value exceeding ninety thousand dollars (\$90,000), OR 2) An institutional or commercial building does not exceed 2,500 sq. ft. in gross floor area. For example, a building with a total value of \$100,000 and a gross floor area of 2,400 sq. ft. would NOT require a professional seal. A building with a total value of \$85,000 and a gross floor area of 3,000 sq. ft. likewise would NOT require a professional seal.