

State Construction Office Plan Review and Inspection of Non-State Funded Projects

Jurisdiction:

In August 2009, SB425 was enacted which added the responsibility and jurisdiction for code compliance and electrical inspections of State and University projects to the State Construction Office. These responsibilities are not limited by the amount or source of funding. All State and University projects which construct, alter, renovate or add to State buildings or property, or are affected by any of the North Carolina Building Codes shall be submitted for code review and approval prior to the start of construction.

Privately Funded Projects on State Owned Land:

All projects constructed on State owned land, regardless of land, ground, or other lease arrangements, shall be submitted to SCO for code review and approval. For all Agency projects and University projects more than \$2M in total construction cost, reviews for energy efficiency (SB668), and State Construction guidelines will also be performed. SCO will inspect, observe and assist with construction administration; however, no contractual matters and/or change orders will be reviewed or processed. Acceptance of the project at completion will be subject to a complete SCO Final Inspection with all life safety issues tested.

Privately Funded Projects on Private Land:

All projects constructed by private funds on private land that are maintained, managed or connected to the State's utilities shall be reviewed for energy efficiency and State Construction guidelines. Permitting and code compliance will be by the local authority having jurisdiction. SCO will not be involved in contractual matters or construction administration. A complete facility assessment and inspection shall be conducted if and when the building is donated and/or purchased by the State.

Privately Funded Projects on Community College Land:

All privately funded projects \$500,000 or larger, constructed on Community College land shall be submitted to the State Construction Office for review for energy efficiency and State Construction guidelines. Permitting and code reviews are still required to be conducted by the local authority having jurisdiction. SCO will inspect, observe and assist with construction administration. Acceptance of the project at completion will be subject to a complete SCO Final Inspection with all life safety issues tested and the local AHJ's certificate of occupancy in place.