

SB215 INTRODUCED



1 144BLL-1
2 By Senators Hatcher, Beasley, Coleman-Madison, Stewart,
3 Coleman, Elliott, Gudger, Price, Jones, Givhan
4 RFD: Fiscal Responsibility and Economic Development
5 First Read: 19-Apr-23
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SYNOPSIS:

This bill would create the Healthier Homes Construction Practices Act to authorize a county or municipality to adopt procedures for the installation and activation of temporary-permanent electricity or temporary-permanent gas under certain conditions.

A BILL
TO BE ENTITLED
AN ACT

Relating to building codes; to create the Healthier Homes Construction Practices Act; to authorize counties and municipalities to adopt procedures for the installation and activation of temporary-permanent electricity or temporary-permanent gas under certain conditions; and to provide certain requirements for the activation.

BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

Section 1. (a) This act shall be known and may be cited as the Healthier Homes Construction Practices Act.

(b) The Legislature finds and declares that indoor air quality in homes under construction is of prime importance for the long-term durability of the home and health of the consumer. It is the intent of the Legislature to address the



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29 following issues related to the lack of temporary-permanent
30 electricity and temporary-permanent gas:

31 (1) Mold build-up due to temperature and humidity
32 within the structure.

33 (2) Component damage due to temperature and humidity.

34 (3) Warping and disfigurement of wood within the
35 structure due to temperature and humidity.

36 (c) Any municipality or county that adopts and enforces
37 building codes shall enact a procedure allowing for the
38 installation and activation, on a temporary basis in
39 accordance with the requirements of this act, of electricity
40 ("temporary-permanent electricity") or gas
41 ("temporary-permanent gas") in any dwelling, covered by the
42 scope of the International Residential Code, under
43 construction in its jurisdiction.

44 (d) The municipality or county may require any of the
45 following to occur prior to the installation or activation of
46 temporary-permanent electricity:

47 (1) The structure be secured from unauthorized entry.

48 (2) The electrical service code be compliant and
49 complete.

50 (3) All rough plumbing, electrical, mechanical, and
51 framing inspections be completed and approved.

52 (4) All drywall be installed, with the exception of
53 finishing.

54 (5) All electrical circuit wires that are not energized
55 be secured to the side of the panel box.

56 (6) Any exterior outlet which has been energized have



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57 ground fault breakers installed. A minimum of one exterior
58 outlet shall be provided.

59 (7) All electrical service be ready for service, as
60 certified by a state licensed electrical contractor.

61 (8) All heating and cooling equipment be installed
62 in-structure. Equipment shall be vented based on manufacturing
63 specifications. Forced air equipment shall have a return air
64 with a MERV 4 filter, and plenum and supply air.

65 (9) The building permit be obtained by a licensed
66 residential home builder, as defined by Section 34-14A-2, or a
67 general contractor.

68 (10) A request for temporary-permanent electricity be
69 made by the permittee.

70 (11) The electrical service be obtained in the name of
71 the permittee.

72 (12) Compliance with any requirements set forth by the
73 provider of electricity.

74 (e) In addition to any requirement for the installation
75 or activation of temporary-permanent electricity under
76 subsection (d), any municipality or county that enforces and
77 adopts building codes may require any of the following prior
78 to the installation or activation of temporary-permanent gas:

79 (1) The structure be secured from unauthorized entry.

80 (2) A gas line be installed in accordance with
81 applicable codes between the heating equipment and the gas
82 meter location.

83 (3) Gas lines not connected to an appliance be capped.

84 (4) A temporary pressure test be performed for the



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85 purposes of installing temporary gas for heat.

86 (5) A final pressure test be performed for permanent
87 gas service.

88 (6) Gas service be certified by a licensed gas fitter
89 as being ready for service.

90 (7) Heating and cooling equipment be installed
91 in-structure and be vented based on manufacturing
92 specifications.

93 (8) Forced air equipment have a return air with a MERV
94 4 filter, and plenum and supply air.

95 (9) A building permit be obtained by a licensed
96 residential home builder, as defined by Section 34-14A-2, or
97 general contractor.

98 (10) A request for temporary-permanent gas be made by
99 the permittee.

100 (11) Electrical service be obtained in the name of the
101 permittee.

102 (12) Proof that the gas system is complete, is code
103 compliant, and has passed all required inspections.

104 (13) Compliance with any other requirements of the
105 provider of gas.

106 (f) For the installation or activation of
107 temporary-permanent electricity or temporary-permanent gas, no
108 additional requirements may be placed on the contractor beyond
109 the requirements of this section.

110 (g) Any structure granted temporary-permanent
111 electricity or temporary-permanent gas pursuant to this
112 section shall not be occupied, and permanent electricity or



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113 permanent gas shall be permitted, only upon proof that all
114 required final inspections by the municipality or county have
115 been completed.

116 Section 2. This act shall become effective on the first
117 day of the third month following its passage and approval by
118 the Governor, or its otherwise becoming law.