

HB310 INTRODUCED



1 D7SXHN-1
2 By Representative Easterbrook
3 RFD: County and Municipal Government
4 First Read: 13-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



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29 consumer. It is the intent of the Legislature to address the
30 following issues related to the lack of temporary-permanent
31 electricity and temporary-permanent gas:

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

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

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

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

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

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

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

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

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

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



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57 (6) Any exterior outlet which has been energized have
58 ground fault breakers installed. A minimum of one exterior
59 outlet shall be provided.

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

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

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

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

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

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

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

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

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

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



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85 (4) A temporary pressure test be performed for the
86 purposes of installing temporary gas for heat.

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

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

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

94 (8) Forced air equipment have a return air with a MERV
95 4 filter, and plenum and supply air.

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

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

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

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

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

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

111 (g) Any structure granted temporary-permanent
112 electricity or temporary-permanent gas pursuant to this



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113 section shall not be occupied, and permanent electricity or
114 permanent gas shall be permitted, only upon proof that all
115 required final inspections by the municipality or county have
116 been completed.

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