

1 HB511  
2 217863-1  
3 By Representative Stadthagen  
4 RFD: State Government  
5 First Read: 17-MAR-22

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.

1 (b) The Legislature finds and declares that indoor  
2 air quality in homes under construction is of prime importance  
3 for the long-term durability of the home and health of the  
4 consumer. It is the intent of the Legislature to address the  
5 following issues related to the lack of temporary permanent  
6 electricity and temporary permanent gas:

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

9 (2) Component damage due to temperature and  
10 humidity.

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

13 (c) Any municipality or county that adopts and  
14 enforces building codes shall enact a procedure allowing for  
15 the installation and activation of temporary permanent  
16 electricity or temporary permanent gas on any dwelling,  
17 covered by the scope of the International Residential Code,  
18 under construction in its jurisdiction. The municipality or  
19 county may require any of the following to occur prior to the  
20 installation or activation of temporary or permanent  
21 electricity:

22 (1) The structure be secured from unauthorized  
23 entry.

24 (2) The electrical service code be compliant and  
25 complete.

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

1 (4) All drywall be installed, with the exception of  
2 finishing.

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

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

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

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

14 (9) The building permit be obtained by a home  
15 builder licensed by the Home Builders Licensure Board.

16 (10) A request for temporary permanent electricity  
17 be made by the permittee.

18 (11) The electrical service be obtained in the name  
19 of the permittee.

20 (12) Compliance with any requirements set forth by  
21 the provider of electricity.

22 (d) In addition to any requirement for the  
23 installation or activation of temporary permanent electricity  
24 under subsection (c), any municipality or county that enforces  
25 and adopts building codes may require any of the following  
26 prior to the installation or activation of temporary permanent  
27 gas:

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

3                   (2) A gas line be installed in accordance with  
4 applicable codes between the heating equipment and the gas  
5 meter location.

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

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

10                   (5) A final pressure test be performed for permanent  
11 gas service.

12                   (6) Gas service be certified by a licensed  
13 electrical contractor as being ready for service.

14                   (7) Heating and cooling equipment be installed  
15 in-structure and be vented based on manufacturing  
16 specifications.

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

19                   (9) A building permit be obtained by a licensed  
20 Alabama home builder or general contractor.

21                   (10) A request for temporary permanent gas be made  
22 by the permittee.

23                   (11) Electrical service be obtained in the name of  
24 the permittee.

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

1                   (13) Compliance with any other requirements of the  
2 provider of gas.

3                   (e) For the installation or activation of temporary  
4 permanent electricity or temporary permanent gas, no  
5 additional requirements may be placed on the contractor beyond  
6 the requirements of this section.

7                   (f) Any structure granted temporary permanent  
8 electricity or temporary permanent gas pursuant to this  
9 section shall not be occupied and permanent electricity shall  
10 be permitted only upon proof that all required final  
11 inspections set forth by the municipality or county, have been  
12 completed.

13                   Section 2. This act shall become effective  
14 immediately following its passage and approval by the  
15 Governor, or its otherwise becoming law.