

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1993

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HOUSE BILL 1001
Second Edition Engrossed 5/12/93

Short Title: Encourage School Building Renovations.

(Public)

Sponsors: Representatives Jack Hunt; Bowman, Ellis, Fussell, Gamble, Hall, Holt, Judy Hunt, James, Lutz, Ramsey, Rogers, Stamey, and R. Thompson.

Referred to: Education.

April 19, 1993

A BILL TO BE ENTITLED

1 AN ACT TO ENCOURAGE LOCAL BOARDS OF EDUCATION TO RENOVATE
2 OLD SCHOOL BUILDINGS INSTEAD OF REPLACING THEM.
3

4 The General Assembly of North Carolina enacts:

5 Section 1. G.S. 115C-521 reads as rewritten:

6 "**§ 115C-521. Erection of school buildings.**

7 (a) It shall be the duty of local boards of education to provide classroom facilities
8 adequate to meet the requirements of G.S. 115C-47(10) and 115C-301. Local boards of
9 education shall submit their long-range plans for meeting school facility needs to the
10 State Board of Education by January 1, 1988, and every five years thereafter. In
11 developing these plans, local boards of education shall consider the costs and feasibility
12 of renovating old school buildings instead of replacing them.

13 (b) It shall be the duty of the boards of education of the several local school
14 administrative school units of the State to make provisions for the public school term by
15 providing adequate school buildings equipped with suitable school furniture and
16 apparatus. The needs and the cost of ~~such~~ those buildings, equipment, and apparatus,
17 shall be presented each year when the school budget is submitted to the respective tax-
18 levying authorities. The boards of commissioners shall be given a reasonable time to
19 provide the funds which they, upon investigation, shall find to be necessary for
20 providing their respective units with buildings suitably equipped, and it shall be the duty
21 of the several boards of county commissioners to provide funds for the same.

1 Upon determination by a local board of education that the existing permanent school
2 building does not have sufficient classrooms to house the pupil enrollment anticipated
3 for ~~such the school~~, ~~then such the~~ local board of education is ~~authorized to~~ may acquire
4 and ~~utilize use~~ as temporary classrooms for the operation of ~~such the school~~, relocatable
5 or mobile classroom units, whether built on the lot or not, which units and method of
6 use shall meet the approval of the School Planning Division of the State Board of
7 Education, and which units shall comply with all applicable requirements of the North
8 Carolina State Building Code and of the local building and electrical codes applicable to
9 the area in which ~~such the~~ school is located. These units shall also be anchored in a
10 manner required to assure their structural safety in severe weather. The acquisition and
11 installation of ~~such these~~ units shall be subject in all respects to the provisions of
12 Chapter 143 of the General Statutes. The provisions of Chapter 87, Article 1, of the
13 General Statutes, shall not apply to persons, firms or corporations engaged in the sale or
14 furnishing to local boards of education and the delivery and installation upon school
15 sites of classroom trailers as a single building unit or of relocatable or mobile
16 classrooms delivered in less than four units or sections.

17 (c) The building of all new ~~schoolhouses school buildings~~ and the repairing of all
18 old ~~schoolhouses school buildings~~ shall be under the control and direction of, and by
19 contract with, the board of education in which ~~such the~~ building and repairing is done.
20 If a board of education is considering building a new school building to replace an older
21 school building, the board shall not invest any construction money in any new building
22 unless they submit to the State Superintendent an analysis that compares the costs and
23 feasibility of building the new building and of renovating an old building and that
24 clearly indicates the desirability of building the new building. Boards of education
25 shall also not invest any money in any new building that is not built in accordance with
26 plans approved by the State Superintendent to structural and functional soundness,
27 safety and sanitation, nor contract for more money than is made available for its
28 erection. However, this subsection shall not be construed so as to prevent boards of
29 education from investing any money in buildings that are being constructed pursuant to
30 a continuing contract of construction as provided for in G.S. 115C-441 (c1). All
31 contracts for buildings shall be in writing and all buildings shall be inspected, received,
32 and approved by the local superintendent and the architect before full payment is made
33 therefor: Provided, that this subsection shall not prohibit boards of education from
34 repairing and altering buildings with the help of janitors and other regular employees of
35 ~~said the~~ board.

36 In the design and construction of new school facilities and in the repair and
37 renovation of existing school facilities, the local board of education shall consider the
38 placement of windows to use the climate of North Carolina for both light and ventilation
39 in case of power shortages. A local board shall also consider the installation of solar
40 energy systems in the school facilities whenever practicable.

41 In the case of any school buildings erected, repaired, or equipped with any money
42 loaned or granted by the State to any local school administrative unit, the State Board of
43 Education, under ~~such any~~ rules as it may deem advisable, may retain any amount not to
44 exceed fifteen percent (15%) of ~~said the~~ loan or grant, until ~~such the~~ completed

1 buildings, erected or repaired, in whole or in part, from ~~such the~~ loan or grant funds,
2 shall have been approved by a designated agent of the State Board of ~~Education.~~

3 ~~Upon such Education.~~ Upon approval by the State Board of Education, the State
4 Treasurer ~~is authorized to~~ may pay the balance of the loan or grant to the treasurer of the
5 local school administrative unit for which ~~said the~~ loan or grant was made.

6 (d) Local boards of education shall make no contract for the erection or repair of
7 any school building unless the site upon which it is located is owned in fee simple by
8 the ~~said the~~ board: Provided, that the board of education of a local school administrative
9 unit, with the approval of the board of county ~~commissioners is authorized to~~
10 commissioners, may appropriate funds to aid in the establishment of a school facility
11 and the operation thereof in an adjoining local school administrative unit when a written
12 agreement between the boards of education of the administrative units involved has
13 been reached and the same recorded in the minutes of ~~said the~~ boards, whereby children
14 from the administrative unit making ~~such the~~ appropriations shall be entitled to attend
15 the school so established.

16 In all cases where title to property has been vested in the trustees of a special charter
17 district which has been abolished and has not been reorganized, title to ~~such the~~ property
18 shall be vested in the local board of education of the county embracing ~~such the~~ former
19 special charter district."

20 Sec. 2. This act becomes effective July 1, 1993, and applies to all plans for
21 meeting school facility needs developed after July 1, 1993, and all plans for building
22 school buildings submitted to the State Superintendent of Public Instruction after July 1,
23 1993.