

**GREEN SHEET REDIGEST**

**HB 1186**

**2026 Regular Session**

**Jacob Landry**

**BUILDING CODES: Provides relative to the Uniform Construction Code and inspector licensing.**

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DIGEST

Present law provides for a State Uniform Construction Code to be overseen by a La. Uniform Construction Code Council.

Proposed law repeals present law and creates a successor body, the La. Uniform Construction Code Commission, to adopt and amend the Uniform Construction Code and license inspectors.

Present law provides for which agencies the La. Bureau of Criminal Identification and Information shall make available information upon request.

Proposed law adds the La. Uniform Construction Code Commission to the list of agencies in present law.

Present law provides certain limitations on disciplinary proceedings by occupational boards and commissions, and boards and commissions are exempt from those limitations.

Proposed law adds the La. Uniform Construction Code Commission to the list of exempted commissions.

Proposed law provides for legislative purpose.

Proposed law defines certain terms.

Proposed law creates the La. Uniform Construction Code Commission and provides for how members shall be appointed and their term limits.

Proposed law provides for reimbursement of members for meetings and mileage.

Proposed law provides for removal of commission members and the filling of any vacancy.

Proposed law provides for the powers of the commission to adopt and review the Uniform Construction Code, for licensing of inspectors, to make certain contracts and collect certain fees, to promulgate rules, and to retain outside counsel.

Proposed law provides for the domicile of the commission in Baton Rouge, and the conduct and scheduling of meetings.

Proposed law provides for annual audits of the commission's finances.

Proposed law provides procedures for adopting, reviewing, and amending the building codes in the Uniform Construction Code.

Proposed law provides for legislative oversight.

Proposed law provides for which national codes shall be adopted into the Uniform Construction Code.

Proposed law provides the determination of dates for which applicable codes shall be used to inspect a building.

Proposed law provides for certain powers and duties of the state fire marshal.

Proposed law provides for the enforcement of the code by municipalities and parishes.

Proposed law provides for applicable standards for manufactured housing.

Proposed law requires lenders to file copies of the certificate of occupancy in the conveyance records of the parish where a new residential construction occurs.

Proposed law provides for responsibilities of municipalities and parishes in permitting and inspecting buildings.

Proposed law provides a list of certain industries for which facilities connected to those industries are exempt from the Uniform Construction Code.

Proposed law defines "farm structure" and "residential accessory structure" and exempts these structures from the Uniform Construction Code.

Proposed law provides that the codes and ordinances adopted by municipalities or parishes shall not interfere with or restrict utility providers.

Proposed law provides that proposed law shall not prohibit the La. Dept. of Health from regulating stored water temperatures in the sanitary code or regulating medical gas and medical vacuum systems.

Proposed law provides for local building officials to seek certain injunctive relief or mandamus to enforce the Uniform Construction Code.

Proposed law provides for agreements between public entities to enforce the provisions of the Uniform Construction Code.

Proposed law provides procedures for the appointment of building officials of local entities.

Proposed law provides for certain conflicts of interest that may bar a person from being licensed as a building official or inspector.

Proposed law provides for the types of licenses and license classifications, certain requirements to apply for and maintain those licenses and classifications, renewal procedures and time frames, and expiration of licenses.

Proposed law provides for penalties for providing false information to the commission in connection with seeking licensure or renewal.

Proposed law provides a public records exemption for certain financial or criminal background information submitted in connection with applications for licensure.

Proposed law provides a schedule of maximum licensing fees.

Proposed law requires licensees to keep information reported to the commission in regards to their license being current.

Proposed law provides for disciplinary measures for licensees for certain prohibited acts.

Proposed law provides for the appeal of disciplinary measures.

Proposed law for commission oversight of building and plans inspections.

Proposed law provides penalties for engaging in inspections or plans examination without a required license.

Proposed law provides for penalties for violations of proposed law, fines, and injunctive relief.

Proposed law provides that any person found to be in violation of proposed law shall be guilty of a misdemeanor offense and shall be fined not more than five hundred dollars for each violation, or imprisoned for three months, or both.

Proposed law provides that any person operating without a license and violates any of the provisions of proposed law, and causes harm to another in excess of three hundred dollars, shall be fined not less than five hundred dollars nor more than five thousand dollars, or imprisoned for not less than six months, or both.

Proposed law provides that the commission may retain outside counsel for a contingency fee under certain circumstances.

Proposed law provides for exemptions to the Public Records Law.

Proposed law directs the La. State Law Institute to review all statutes in present law which contain phrases being changed by proposed law and make any necessary changes.

Certain portions of proposed law effective January 1, 2027.

(Amends R.S. 15:587(A)(1)(a), R.S. 37:21(B)(intro. para.), R.S. 42:262(A), and R.S. 44:4(51) and 4.1(24); adds R.S. 37:21(B)(12) and (13) and 3727-3750 and R.S. 44:4(65); repeals R.S. 40:1730.21- 1730.40.2)

#### Summary of Amendments Adopted by House

The Committee Amendments Proposed by House Committee on Commerce to the original bill:

1. Make technical changes.
2. Amend the definition of "private inspector" to include persons either contracted with or registered with a public entity to inspect buildings.
3. Amend provision relative to public meetings of the commission from providing the commission may hold public meetings to issue, approve, suspend, or revoke licenses to the commission shall hold such meetings.
4. Add provision relative to the commission collecting a fee on building permits issued by local government authorities to provide that such fees may be waived if that public entity waives its regular permit fees during a declared emergency.
5. Amend provision relative to fees assessed on permits issued by a public entity to provide that these fees shall be assessed on each permit issued, collected by the public entity, remitted to the commission, and that the amount of those fees shall be established annually by the commission.
6. Remove the International Fire Code from the list of codes to be adopted as the Uniform Code.
7. Amend the provision regarding applicability of building codes to provide that an inspection of a building shall be conducted using the requirements of the codes that were in effect for that locality on the date of the application for the original building permit.
8. Amend provisions regarding enforcement of the uniform code by municipalities and parishes to provide certain requirements for private inspectors registering with the local authority.
9. Require that inspection reports shall be provided to the local building official within 24 hours.
10. Provide for when a building official may reject an inspection or revoke an inspector's registration with a local authority.
11. Provide that any local jurisdiction which collects a fee for the placement of manufactured housing shall also confirm that all egress paths meet International Residential Code standards.

12. Amend provision regarding enforcement of plumbing provisions from providing that the local building official or an inspector designated by him may enforce plumbing provisions to shall enforce the plumbing provisions.
13. Amend provision relative to when an inspector need not be present on-site during an inspection to include reinspections where that inspector previously visited the site, and emergency utility reconnection inspections.
14. Provide for when a building official may accept location verified videos or photos submitted for an inspection report.
15. Amend the definition of "residential accessory structure" to provide that the definition does not include structures constructed in regions where the ultimate design windspeed required by the Uniform Code equals or exceeds 130 mph in hurricane-prone regions.
16. Amend provision relative to the application of the standards published by the Federal Emergency Management Agency (FEMA) for the National Flood Insurance Program to residential construction to also apply to commercial construction.
17. Remove the provision allowing an inspector's license to be revoked, suspended, or penalized for habitually failing to provide requested inspections in a timely manner.
18. Amend provision relative to allowing an inspector to be penalized for enforcing a code official's preference not required by the Uniform Code in the method or manner of installation of certain appliances or equipment, to delete the mention of specific equipment and to make it a violation to enforce a code official's preference in any installation not required by the Uniform Code.

The House Floor Amendments to the engrossed bill:

1. Make technical changes.
2. Provide that criminal history records obtained from the Bureau of Criminal Identification relative to applicants for licenses shall be exempt from public disclosure.
3. Provide that the fee that may be collected by the La. Uniform Construction Code Commission on permits collected by a local government authority may be waived if that local authority issues a permit to itself or another governmental entity.
4. Provide that licensed contractors and homeowners exempted from the contractor licensing law provisions of present law may establish agreements with private inspectors to conduct plan reviews and enforce the uniform construction code.
5. Remove requirement that inspectors submit inspection reports to the proper jurisdiction within 24 hours.
6. Provide that all inspection reports and plan reviews are subject to approval or denial, in writing, by the local jurisdiction's Certified Building Official based on the current adopted code.
7. Remove provision that provided for rejection of an inspection if that inspection failed to identify code violations, or to revoke a private inspector's registration with a jurisdiction due to a pattern of failure to identify code violations, or for failure to submit inspection reports within 24 hours.
8. Provide exemption from liability for performance of discretionary acts by inspectors, officials, contract employees, or governmental enforcement agencies.

9. Provide that a licensed private inspector shall not perform a code inspection on any project in which he has a direct or indirect financial interest.
10. Provide that licensed private inspectors are not prohibited from holding other professional licenses, provided there is no conflict of interest with respect to a specific project.
11. Amend requirement for inspector license applicants to show proof of net worth from a net worth of at least \$50,000 to a net worth of \$10,000.
12. Amend requirement that notice be provided to inspector license applicants to provide that notice of any denial, suspension, or revocation be provided to the applicant within 10 business days, including the specific grounds for that action and notice of the applicant's right to appeal.

#### Summary of Amendments Adopted by Senate

##### Committee Amendments Proposed by Senate Committee on Commerce, Consumer Protection, and International Affairs to the reengrossed bill

1. Amends the definition of "permit".
2. Provides that the standards referenced in the International Energy Conservation Code apply to the regulation of construction in the state.
3. Allows licensed contractors and exempt homeowners to contract with private inspectors for plan reviews, inspections, and enforcement of the State Uniform Construction Code.
4. Requires building permit records to be made available to registered private inspectors, requires written reasons and code references when a local governing authority deny a private inspection report or plan review, and allows an appeal process through a local governing authority with jurisdiction.
5. Adds criminal penalties for unlicensed persons who violate proposed law and cause more than \$300 in harm or damages to another person.