

**ARTICLE XIII  
BUILDINGS AND BUILDING REGULATIONS ORDINANCE**

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## **SECTION 130 IN GENERAL**

### **Section 130.01 Planning director**

- a) There is hereby established the Office of planning director.
- b) The planning director or his/her designee shall be charged with the responsibility for the enforcement of the provisions of this section which shall include, but not be limited to, enforcement of the building codes adopted in Section 131 of this article and to perform other duties as may from time to time be required.
- c) The Planning director or his/her designee shall be governed by the requirements of S. C. state laws and any amendments to such laws.
- d) The building inspector shall report to the Planning Director as defined elsewhere in this document.

### **Section 130.02 Administration and enforcement of chapter**

The provisions of this chapter shall be administered and enforced by the planning director or his/her designee.

### **Section 130.03 Applicability of chapter provisions to homeowners**

Nothing contained within this chapter shall prevent any homeowner from construction, repair, improvements, or re-improvements on his own residence or on his other real estate held for personal or rental purposes, as opposed to speculative purposes. This provision does not covey the right to violate any of the provisions of this chapter, neither is it to be construed as exempting any property owner from obtaining a permit and having the work inspected nor from paying the required fees therefore.

### **Section 130.04 Permits**

1. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the Planning director or his/her designee and obtain the required permit for the work. The Permit becomes null and void if work or construction authorized is not commenced within 6 months or if construction work is suspended or abandoned for a period of 6 months at any time after the work has started unless otherwise provided by law.

Section 130.05 Permit Fees.

**TABLE XIII - 1  
BUILDING PERMIT FEE SCHEDULE**

<u>Type of Permit</u>	<u>Fee Amount (\$)</u>
<b>One &amp; Two Family Residential (exc. Mfg. Homes) &lt; \$</b>	<b>Minimum Permit 50</b>
<b>(based on est. const. cost)</b>	<b>15 1<sup>st</sup> 1000 plus 5/thou</b>
<b>\$ 50,001 to \$</b>	<b>260 1<sup>st</sup> 50,000 plus 4/thou</b>
<b>100,000</b>	
<b>\$ 100,001 to \$</b>	<b>460 1<sup>st</sup> 100,000 plus 3/thou</b>
<b>500,000</b>	
<b>\$ 500,001 &gt;</b>	<b>1,660 1<sup>st</sup> 500,00 plus 2/ thou</b>
<b>New Commercial &lt; \$</b>	<b>Minimum Permit 65</b>
<b>(based on est. const. cost)</b>	<b>15 1<sup>st</sup> 1000 plus 5/thou</b>
<b>\$ 50,001 to \$</b>	<b>260 1<sup>st</sup> 50,000 plus 4/thou</b>
<b>100,000</b>	
<b>\$ 100,001 to \$</b>	<b>460 1<sup>st</sup> 100,000 plus 3 /thou</b>
<b>500,000</b>	
<b>\$ 500,001 &gt;</b>	<b>1,660 1<sup>st</sup> 500,00 plus 2 /thou</b>
<b>Building Moving Fee</b>	<b>100</b>
<b>Building Demolition Fee</b>	<b>50</b>
<b>Electrical Permit Residential 50+ &amp; Commercial 65+</b>	<b>plus 3/thou</b>
<b>Plumbing Permit Residential 50+ &amp; Commercial 65+</b>	<b>plus 3/thou</b>
<b>HVAC Permit Residential 50+ &amp; Commercial 65+</b>	<b>plus 3/thou</b>
<b>Commercial Sprinkler Permit</b>	<b>65 plus 3/thou</b>
<b>Manufactured Home Installation</b>	<b>175</b>
<b>Manufactured Home Reinspection (each)</b>	<b>40</b>
<b>Manufactured Home Moving Permit</b>	<b>25</b>
<b>Manufactured Home Decal</b>	<b>5</b>
<b>Commercial Plan Check Fee</b>	<b>50 % of fees above</b>
<b>Agriculture Buildings</b>	<b>Same as Residential</b>

<b>Factors To Estimate Construction Cost</b>	
<b><u>Agriculture</u></b>	<b><u>34/ sq. ft.</u></b>
<b><u>Commercial (Mechanical separate)</u></b>	<b><u>Per Contract</u></b>
<b><u>Industrial (Mechanical separate)</u></b>	<b><u>Per Contract</u></b>
<b><u>Residential 1<sup>st</sup> floor &amp; Finished Basement</u></b>	<b><u>125 /sq. ft.</u></b>
<b><u>Residential Pool</u></b>	<b><u>50 /sq. ft.</u></b>
<b><u>Residential Porch/Remodeling</u></b>	<b><u>34 / sq. ft.</u></b>
<b><u>Residential Attached Garage</u></b>	<b><u>30 /sq. ft.</u></b>
<b><u>Residential Open Porch/Detached Garage/Attached Carport</u></b>	<b><u>30 /sq. ft.</u></b>
<b><u>Residential Detached Accessory Bldgs.</u></b>	<b><u>34 /sq. ft.</u></b>
<b><u>Residential Roof/Pole Shed</u></b>	<b><u>10 /sq. ft.</u></b>
<b><u>Residential Open Deck</u></b>	<b><u>22 /sq. ft.</u></b>
<b><u>Residential Brick Veneer</u></b>	<b><u>22 / sq. ft.</u></b>
<b><u>Residential Vinyl Siding</u></b>	<b><u>17 /sq. ft.</u></b>
<b><u>Residential Foundation</u></b>	<b><u>5 /sq. ft.</u></b>
<b><u>Remodeling</u></b>	<b><u>60 /sq. ft.</u></b>

(b) Penalties for Work without Permit; Payment of Fees.

Where work for which a permit is required by this chapter is started or proceeded with prior to obtaining a permit, the fees specified in this section shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this chapter in the execution of the work, nor from any other penalties as prescribed in this section.

**Section 130.06 Use of name or license by other persons prohibited**

No licensed contractor shall allow the use of his name or license by any person, directly or indirectly, either for the purpose of obtaining a permit, or to do any work under his license, unless the person is regularly employed by the licensed contractor.

**Section 130.07 Planning director or his/her designee may refuse permits for non-compliance**

If any contractor fails to comply with the rules and regulations of this section or any other rules and regulations governing the work which from time to time may be enacted by the Council, then he shall be notified in writing by the Planning director or his/her designee wherein the rules and regulations are not being observed, and if after the notice has been sent to the contractor, a reoccurrence of noncompliance to the rules and regulations exists, the planning director or his/her designee shall have the authority to refuse any permits for future work to be done by the contractor.

**Section 130.08 Violations and Penalties**

Any person, firm, corporation or agent who shall violate a provision of these codes, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted hereunder, and in like manner, any condition which is permitted to exist after notice to abate, discontinue, or remove such condition, duly given by the planning director or his/her designee shall constitute a misdemeanor. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of these codes is committed or continued, and upon conviction of any such violation such person shall be punished within the limits as provided by the Ordinances of the county or the Laws of the State of South Carolina. In case of failure to comply with the Electrical Code of the county, the planning director or his/her designee shall have the authority, after due notice, to cut out the lights or power in any locality concerned and to enforce discontinuance until the requirements are complied with.

### **Section 130.09 Conflicts**

In the event any conflict may arise between the provisions of these codes with amendments thereto, adopted by this section, and any other state law or county ordinance, rules or regulations, the most restrictive provisions shall prevail and be controlling.

### **Section 130.10 South Carolina Department of Health and Environmental Control to approve grading (land disturbing) plan for future building sites**

Before any grading or disturbing of any lot is done on future building sites, a grading permit must be obtained from the South Carolina Department of Health and Environmental Control. All grading and land disturbing must conform to the regulations contained in the South Carolina Storm Water Management and Sediment Reduction Guidelines, as administered by the South Carolina Department of Health and Environmental Control.

### **Section 130.11 Zoning ordinance preserved**

Nothing contained in these codes shall repeal any of the provisions of the Unified Zoning & Land Development Ordinance of the county, and in the event, there should be any conflict between the terms of these codes and of the zoning ordinance, the provisions of the Unified Zoning and Land Development Ordinance shall prevail and be controlling.

## **SECTION 131 TECHNICAL CODES**

### **Section 131.01 Building**

#### **(a) International Building Code.**

1. Adoption of the International Building Code. This section is to be known and referred to as the Building Code of the county. There is hereby adopted as the Building Code of the “International Building Code,” 2018 Edition with the South Carolina Modifications thru December 31, 2022., copy of which is to be kept permanently on file in the Planning director or his/her designee’s office at County Planning Office as part of the general ordinances of the county, with same being incorporated herein by reference, and without the necessity of setting out and copying in its entirety the said International Building Code, 2018 Edition with South Carolina Modifications. January 1, 2023, is hereby adopted the 2021 Edition of the International Building Code with the South Carolina Modifications.

#### **(b) Electrical**

1. Adoption of the National Electric Code 2017 Edition. This section is to be known and referred to as the Electric Code of the county. There is hereby adopted as the Electrical Code of the “National Electric Code,” 2017 Edition, a copy of which is to be kept permanently on file in the Planning director or his/her designee’s office at County Planning Office as part of the general ordinances of the county, with same being incorporated herein by reference, and without the necessity of setting out and copying in its entirety the said National Electric Code, 2017 Edition. January 1, 2023, is hereby adopted the 2020 Edition of the National Electric Code.
2. Plumbing & Piping to Be In Place. It shall be unlawful for any person to begin residing in, operating, or conducting business within any building until electrical, water and sewer service to such building has begun.
3. Concealment of Wiring Prior to Inspection Prohibited. It shall be unlawful to lath, seal, or in any manner conceal any electrical wiring or equipment until it has been inspected and notices posted that it has been approved.
4. Planning director or his/her designee to Regulate Wiring. The planning director or his/her designee is hereby authorized, empowered, and directed to regulate and determine the placing of electric wires and other appliances for electric light, heat, or power in the county and cause all wires or appliances to be so placed, constructed, and guarded as not to cause fires or accidents, endangering life or property.

5. Suitable Zone on each pole to be reserved for County. On any pole of any electric light, power, street, railway, telephone, or telegraph company used jointly by two or more companies, each company shall be allotted a special zone, and shall confine its wires to that zone. Spaces shall be measured from the tops of poles downward, and a suitable zone on every pole shall at all times be reserved for the free use of the County.
- (c) Plumbing. Adoption of International Plumbing Code.  
This section is to be known and referred to as the International Plumbing Code for the county. There is hereby adopted by the International Plumbing Code, 2018 Edition with the South Carolina Modifications, a copy of which is to be kept permanently on file in the administrative office at County Planning Office as part of the general ordinances of the county, with same being incorporated herein by reference, and without the necessity of setting out and copying in its entirety the International Plumbing Code, 2018 Edition with the South Carolina Modifications. January 1, 2023 is hereby adopted the 2021 International Plumbing Code.
  - (d) International Mechanical Code.  
1. Adoption of International Mechanical Code 2018 Edition with the South Carolina Modifications. This section is to be known and referred to as the International Mechanical Code of the county. There is hereby adopted by the International Mechanical Code, 2018 Edition with the South Carolina Modifications, a copy of which is to be kept permanently on file in the administrative office at County Planning Office as part of the general ordinances of the county, with same being incorporated herein by reference, and without the necessity of setting out and copying in its entirety the International Mechanical Code, 2018 Edition with the South Carolina Modifications. January 1, 2023 is hereby adopted the 2021 International Plumbing Code.
  - (e) International Fire Code.  
1. Adoption of International Fire Code 2018 Edition. This section is to be known and referred to as the International Fire Code of the county. There is hereby adopted by the International Fire Code 2018 Edition, a copy of which is to be kept permanently on file in the administrative office at County Planning Office as part of the general ordinances of the county, with same being incorporated herein by reference, and without the necessity of setting out and copying in its entirety the International Fire Code, 2018 Edition January 1, 2023 is hereby adopted the 2021 International Fire Code.
  - (f) International Fuel Gas.  
1. Adoption of International Fuel Gas Code 2018 Edition with the South Carolina Modifications. This section is to be known and referred to as the International Fuel Gas Code for the county. There is hereby adopted by the International Fuel Gas Code, 2018 Edition with the South Carolina Modifications, a copy of which is to be kept permanently on file in the administrative office at County Planning Office as part of the general ordinances of the county, with same being incorporated herein by reference, and without the necessity of setting out and copying in its entirety the International Fuel Gas Code, 2018 and Appendices A, B & C, 2018 Edition with the South Carolina Modifications. January 1, 2023 is hereby adopted the 2021 International Fuel Gas Code.
  - (g) International Energy Conservation Code.  
1. Adoption of International Energy Conservation Code, 2009 Edition. This section is to be known and referred to as the Energy Conservation Code of the county. There is hereby adopted by the International Energy Conservation Code, 2009 Edition, a copy of which is to be kept permanently on file in the administrative office at County Planning Office as part of the general ordinances of the county, with same being incorporated herein by reference, and without the necessity of setting out and copying in its entirety the International Energy Conservation Code, 2009 Edition. January 1, 2023 is hereby adopted the 2021 International Energy Conservation Code.
  - (h) International Residential Code  
1. Adoption of International Residential Code 2018 Edition with the South Carolina Modifications. This section is to be known and referred to as the International Residential Code for the county. There is hereby adopted by the International Residential Code, 2018 Edition with the South Carolina Modifications, a copy of which is to be kept permanently on file in the administrative office at County Planning Office as part of the general ordinances of the county, with same being incorporated herein by reference, and without the necessity of setting out and copying in its entirety the International Residential Code, 2018 Edition with the South Carolina Modifications. January 1, 2023 is hereby adopted the 2021 International Residential Code.
  - (i) Adoption of International Pool & Spa Code 2018 Edition, January 1, 2023, is hereby adopted the 2021 Edition of the International Pool & Spa Code.