

CHAPTER 4
BUILDING REGULATION

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Article I Administration

§ 4-101. Activities regulated.

The provisions of this chapter shall apply to the construction, alteration, repair, maintenance, removal and demolition, of every building, structure, installation of equipment or any appurtenances connected or attached to a building or structure in the Town involving expenditure of more than \$500.00.

§ 4-102. Conflict with other ordinances.

When provisions of this chapter impose more restrictive standards than another ordinance or regulation, the standards in this chapter shall prevail. When provisions of another ordinance or regulation impose more restrictive standards than this chapter, the requirements of that ordinance or regulation shall prevail.

§ 4-103. Building codes enforcement officer.

A building codes enforcement officer who meets the requirements of S. C. Code 1976, Title 6, Chapter 8, shall be designated by Town Council to be primarily responsible for overall inspection and enforcement of all standard codes adopted by reference in this chapter. Town Council may establish agreements with other governmental entities to issue permits and enforce building codes pursuant to S. C. Code 1976, § 6-9-20.

§ 4-104. Board of adjustment.

Town Council shall appoint or designate a board of adjustment consisting of members as prescribed by the International Building Code. That board shall serve as the board of adjustment for all standard codes adopted by reference in this chapter.

§ 4-105. Building permit required; term; posting; transfer.

(a) No person shall construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, or install electrical, gas or plumbing equipment, or other apparatus regulated by this chapter involving the expenditure of more than \$500.00 without first obtaining a building permit from the Town Clerk-Treasurer.

(b) A copy of the required permit shall be forwarded to the county assessor.

(c) A public utility shall not be required to obtain a permit for work performed on its utility system.

(d) A permit shall be invalid when authorized work is not commenced within six (6) months after its issuance, or when the work is suspended or abandoned for a period of one (1) year after time of commencement of work. An extension for ninety (90) days may be granted for cause shown.

(e) The permit shall be posted during construction in a conspicuous place on the premises visible from a public street.

(f) The Clerk-Treasurer may transfer a valid permit to another qualified person with consent of the holder.

§ 4-106. Application for permit.

(a) Application for a permit required by this chapter shall be made on the form provided by the Town. Subcontractors shall be listed on the application.

(b) The application shall be accompanied by two (2) copies of a plot plan, drawings and specifications showing the location of the structure, type of construction, quality of materials, and other information deemed necessary by the Clerk-Treasurer or codes enforcement official to determine compliance with this chapter. Documents shall bear the name, address, signature and seal of the responsible designer, architect or engineer.

(c) The Clerk-Treasurer shall examine or cause to be examined an application and supporting documents to determine whether the requirements of this chapter and state licensing requirements are met prior to issuing a permit.

(d) A permit issued shall not preclude the requirement to correct errors in plans or construction in violation of this chapter.

§ 4-107. Fee schedule.

(a) A fee based on the total value of work to be done shall be paid prior to issuance of a building permit in accordance with the following schedule. The value of work on which a fee is calculated for a general contractor shall not be less than the square foot cost prescribed by the latest edition of the Building Valuation Data published by the Southern Building Code Congress International, Inc.

(1) Building Permit Fees - Residential:

One and two family dwelling construction and renovation: For building, plumbing, gas, mechanical, electrical, roofing, communications, security, sound, telephone, fire protection, irrigation, swimming pools (both in-ground and above), elevator, heating, and air conditioning, the fee shall be four dollars (\$4.00) per thousand or fraction thereof, with a minimum permit fee of \$150.00. The plan review fee for any construction is \$150.00 and shall be added to the minimum permit fee. The building permit fee will include the fee for the first inspection when construction has commenced and the final inspection once construction is completed. Each inspection fee through completion of construction is \$150.00.

(2) Building Permit Fees - Commercial:

Commercial construction and renovations: For building, plumbing, gas, mechanical, electrical, roofing, communications, security, sound, telephone, fire protection, irrigation, swimming pools, (both in-ground and above), elevator, heating, and air conditioning, the fees shown below will apply. There is a minimum building permit fee of \$300.00. The plan review fee is 15% of the building permit fee and will be added to the minimum permit fee. The building permit fee will include the fee for the first inspection when construction has commenced and the final inspection once construction is completed. Each inspection fee through completion of construction is \$150.00.

<u>Value of Work</u>	<u>Base Fee</u>		<u>Rate per \$1,000 thereafter</u>
\$1.00 to \$3,000.00	\$300		
\$3,001 to \$500,000	\$300	1 st \$3,000	\$9.00
\$500,001 to \$5,000,000	\$4,773	1 st \$500,000	\$7.00
\$5,000,001 to \$10,000,000	\$36,273	1 st 5,000,000	\$5.00
Over \$10,000,000	\$61,273	1 st \$10,000,000	\$3.00

(3) Demolition Permit Fees:

Residential storage or garage	\$25
One-story residence	\$50
Two-story or more residence	\$75
Commercial	

One and two-story building	\$150
Three or more story building	\$200

(4) Temporary construction trailer:

Temporary construction trailer (with temporary power pole) ... \$30

(5) Reinspection:

Any reinspection resulting from work not ready at time of inspection requested or work disapproved:

Residential property \$150

Commercial property \$150

(6) Penalty:

Where work for which a permit is required has been started prior to obtaining a permit, the fee(s) set forth shall be subject to a penalty of one hundred percent of the usual permit fee.

(7) Waiver of Fees:

Fees for work caused by or due to a disaster, if in a federally declared disaster area, may be waived by majority vote of Council for a period to be determined by Council.

(b) The holder of a building permit shall, within thirty (30) days after completion of the work, report to the Town Clerk-Treasurer the cost of the completed work and pay the fee for cost of work exceeding the value for which the permit was issued.

(Amended October 3, 2019)

§ 4-108. Surety Bond for Stormwater Sediment from Land Disturbance at Construction Sites

The accumulation of sediment (soil or other substance) in a lake carried by storm water runoff from land disturbance at a construction site for a home, business, or public building is unlawful.

1. A person who shall construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, or install electrical, gas or plumbing equipment, or other apparatus regulated by this chapter must, at the time of prior to land disturbance, provide a surety bond to guarantee completion of the construction project without the accumulation of sediment in favor of the owners of the lake adjacent to the construction site. No building permit shall be issued without the surety bond required by this section.
2. The surety bond required by this section must be issued in an amount not less than ten percent of the site preparation cost and provided to the lake owner. A claim against the bond, if any, must be made by the lake owner. However, failure to provide such a bond is a

misdeemeanor and subject to a penalty of \$500 per each day of land disturbance without the required surety bond.

Article II

Standard Codes

§ 4-201. Building codes.

(a) The latest edition of the International Residential Code for One- and Two Family Dwellings, including Appendix B and Appendix J, and all amendments thereto, as promulgated by the South Carolina Building Codes Council, are hereby adopted by reference.

(b) The latest edition of the International Building Code, and all amendments thereto, as promulgated by the South Carolina Building Codes Council, are hereby adopted by reference.
State law reference - S. C. Code 1976, § 6-9-60.

§ 4-202. Electrical code.

The latest edition of the National Electrical Code, published by the National Fire Prevention Association, and all amendments, as promulgated by the South Carolina Building Codes Council, are hereby adopted by reference.

State law reference - S. C. Code 1976, § 6-9-60.

§ 4-203. Fire prevention code.

The latest edition of the International Fire Code, and all amendments thereto, as promulgated by the South Carolina Building Codes Council, are hereby adopted by reference.

State law reference - S. C. Code 1976, § 6-9-60.

§ 4-204. Gas code.

The latest edition of the International Fuel Gas Code, and all amendments thereto, as promulgated by the South Carolina Building Codes Council, are hereby adopted by reference.

State law reference - S. C. Code 1976, § 6-9-60.

§ 4-205. Mechanical code.

The latest edition of the International Mechanical Code, and all amendments thereto, as promulgated by the South Carolina Building Codes Council, are hereby adopted by reference.

State law reference - S. C. Code 1976, § 6-9-60.

§ 4-206. Plumbing code.

The latest edition of the International Plumbing Code, and all amendments thereto, as promulgated by the South Carolina Building Codes Council, are hereby adopted by reference.

State law reference - S. C. Code 1976, § 6-9-60.

§ 4-207. Swimming pool code.

The latest edition of Appendix G of the International Building Code, regarding swimming pools, spas and hot tubs, as promulgated by the South Carolina Building Codes Council, is hereby adopted by reference.

State law reference - S. C. Code 1976, § 6-9-60.

§ 4-208. Property maintenance code.

The latest edition of the International Property Maintenance Code, and all amendments thereto, as promulgated by the South Carolina Building Codes Council, are hereby adopted by reference.

State law reference - S. C. Code 1976, § 6-9-60.