

COUNTY COUNCIL OF BEAUFORT COUNTY

BUILDING CODES ORDINANCE

No. 75-3

A N O R D I N A N C E

Adopted by reference the Southern Standard Building Code, the Southern Standard Plumbing Code, and the National Electrical Code as the building codes of the County of Beaufort, South Carolina, with amendments thereto, and all future editions as herein contained and establishing procedures for the administration of these codes.

BE IT ORDAINED by the County Council of Beaufort County, South Carolina, in meeting duly assembled and pursuant to authority of Act No. 1415 Acts of 1972, General Assembly of the State of South Carolina, and all Acts amendatory thereof and supplementary thereto:

ARTICLE I

1-1 GENERAL

- 1-1.1 Scope - This Ordinance shall be construed to secure the beneficial interests and purposes which are public safety, health, and general welfare through structural strength, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of buildings and structures, or by installation of electrical, gas, or plumbing equipment or appurtenances.
- 1-1.2 Title - The provisions embraced within the following articles and sections shall constitute, be known and cited as the "Building Codes Ordinance for Beaufort County, South Carolina", hereafter referred to as this "Ordinance".
- 1-1.3 Area of Applicability - This Ordinance shall apply to the unincorporated areas of Beaufort County and those municipalities which make an agreement with the County governing authority to be regulated by the terms of this Ordinance.
- 1-1.4 Separability - If any section, sub-section, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions.
- 1-1.5 Repeal of Conflicting Ordinance - All Ordinances or parts of Ordinances of the County of Beaufort inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency or conflict.

1-2 ORGANIZATION

- 1-2.1 Department of Building Inspections - There is hereby created a Department of Building Inspections.
- 1-2.2 Building Official - The Building Official shall:
- a. Operate the Department of Building Inspections.
 - b. Administer and enforce this Ordinance as provided in Chapter I of the Southern Standard Building Code.

- c. Be the Secretary for the Building Codes Board of Adjustment as provided in Chapter I, Section III, of the Southern Standard Building Code.
- d. Serve as a County Department head, responsible to the County Council through the County Manager

1-3 ADMINISTRATION

The administrative provisions contained in Chapter I of the 1975 Edition of the Southern Standard Building Code shall govern the administration of all building codes adopted by the County with the following amendments:

- a. Wherever "Department of Law" occurs, substitute "County Attorney".
- b. Wherever "Chief Appointing Authority of the Municipality" occurs, substitute "County Manager".
- c. In Section 105.1 - Application for Permit, When Required, substitute for paragraph (a) the following:
 - (a) Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move or demolish, a building, structure, or installation of electrical, heating, air conditioning, plumbing, equipment or other apparatus regulated by this Ordinance shall make application to the Building Official and obtain the required permit, when the cost for such work exceeds Five Hundred (\$500.00) Dollars. One copy of the required permit shall be forwarded to the County Auditor.
- d. Section 105.1 - Application for Permit, When Required. Add the following paragraph (e)
 - (e) Nothing contained herein shall require any public utility company to obtain a permit for work performed in its respective field.
- e. Section 106.2 - Requiring license and bonds for contractors operating in the County is hereby repealed.
- f. Substitute for Section 107, Section 1-4 of this Ordinance.
- g. Section 11.5 - Operating Procedure for Board of Adjustments and Appeals. Add a final sentence so the whole section reads as follows:

11.5 Procedure - The board shall establish rules and regulations for its own procedure not inconsistent with the provisions of this code. The board shall meet at regular intervals, to be determined by the Chairman, or in any event, the board shall meet within ten days after notice of appeal has been received. Notices of appeal may be filed either with the Building Official or the County Manager.
- h. Add the following amendment to Section 1-3 of the Administrative Ordinance:

Delete the last sentence from Section 112.1, Paragraph (a), which reads as follows: "A fee of \$10.00 shall accompany such notice of appeal".

1-4 FEES

The following schedules and regulations regarding fees are hereby adopted and supercede all regulations and schedules regarding fees published in the Southern Standard Building Code, Southern Standard Plumbing Code, and National Electric Code.

- 1-4.1 General - No permit shall be issued until the fees prescribed

in this section shall have been paid. Nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure, shall have been paid.

1-4.2 Failure to Obtain a Permit -

- a. If any person commences any work on a building or structure before obtaining the necessary permit from the applicable governing body, he shall be subject to the penalty prescribed herein.
- b. After June 30, 1975, where construction is commenced before a permit is obtained, the permit fees shall be doubled.

1-4.3 Accurate Records - The Building Official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, the date and amount thereof.

1-4.4 Schedule of Building Permit Fees - On all buildings, structures or alterations requiring a building permit, as set forth in Section 105, fee shall be paid as required at the time of filing application, in accordance with the following schedule:

a. Permit Fees

- (1) Where the valuation does not exceed \$500.00, no fee shall be required.
- (2) For a valuation over \$500.00 up to and including \$15,000.00, the fee shall be \$3.00 per thousand or fraction thereof.
- (3) For a valuation over \$15,000.00, up to and including \$100,000.00, the fee shall be \$45.00 for the first fifteen thousand, plus \$2.00 for each additional thousand or fraction thereof.
- (4) For a valuation over \$100,000.00, up to and including \$500,000.00, the fee shall be \$215.00 for the first one hundred thousand plus \$1.00 for each additional thousand or fraction thereof.
- (5) For a valuation over \$500,000.00 up to and including \$1,000,000.00, the fee shall be \$615.00 for the first five hundred thousand plus 40¢ for each additional thousand or fraction thereof.
- (6) For a valuation over \$1,000,000.00, the fee shall be \$815.00 for the first million plus 15¢ for each additional thousand or fraction thereof.

b. Moving of Building or Structures -

For the moving of any building or structure, the fee shall be \$10.00.

c. Demolition of Building or Structures

For the demolition of any building or structure, the fee shall be \$4.00.

1-4.5 Schedule of Plumbing Permit Fees

a. Permit fees:

For issuing each permit	\$1.00
In Addition	
For each Plumbing Fixture, Floor Drain or Trap (including Water & Drainage Piping)	1.00
For each House Sewer	1.00
For each House Sewer having to be replaced or repaired	1.00
For each Cesspool	2.00
For each Septic Tank and Seepage Pit or Drainfield	2.00
For each Water Heater and/or Vent	1.00
For each Gas Piping System of 1 to 4 outlets	1.50
For each Gas outlet over 4, each outlet	.50
For installation, alteration or repair of water piping and/or water treating equipment	1.00
For repair or alteration of Drainage or Vent piping	1.00
For Vacuum Breakers or backflow protective devices installed subsequent to the installation of the piping or equipment served -- One to Five	1.00
Over Five, each	.20

1-4.6 Schedule of Electrical Permit Fees

First Five Outlets - 110 Volt	3.00
Each Additional 110 Volt Outlet, each	.10
Special Purpose Outlets, each	1.00
Each light fixture, each	.10
Temporary Pole	3.00
Services up to 100 amps	5.00
100 to 200	10.00
200 to 400	15.00
400 up, per 100 amps	5.00
Motors, each HP	.50
Swimming Pools	5.00
Panels, each	1.00
Apts. mains	1.00
Reinspection fee	5.00

1-4.7 Safety Inspection - See Section 1-4.6 10.00

1-4.8 Federal Housing Administration Realtor Inspection 20.00

1-4.9 Building Permit Valuations

If, in the opinion of the Building Official, the valuation of building, alteration, or structure appears to be underestimated on the application, permit shall be denied, unless the applicant can show detailed estimated cost to meet the approval of the Building Official. Permit valuations shall include total cost, such as plumbing, electrical, mechanical equipment and other systems.

1-5 BUILDINGS UNDER CONSTRUCTION AT EFFECTIVE DATE OF ORDINANCE

1-5.1 In cases where County Auditor Building Permits have been issued for construction which has not begun prior to the effective dates of this Ordinance, new permits issued through the Beaufort County Department of Building Inspections will be required and all subsequent construction will conform to the Codes adopted in this Ordinance.

1-5.2 The Beaufort County Building Official shall have the right to inspect and recommend revisions to buildings presently under construction.

1-6 VIOLATIONS

1-6.1 The violation of any of the codes or regulations adopted pursuant to the provisions of this Act is hereby declared to be a misdemeanor and any person violating such codes or regulations shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine not to exceed One Hundred (\$100.00) Dollars or imprisonment of not more than thirty (30) days. Each day such violation shall continue shall be deemed a separate offense.

1-6.2 In case of any violation of or proposed violation of the codes or regulations adopted pursuant to this Act, the building inspectors, municipal or county attorneys, or other appropriate authority of the political subdivision, or any adjacent or neighboring property owner who would be damaged by such violation may, in addition to other remedies, apply for injunctive relief, mandamus or other appropriate proceeding to prevent, correct or abate such violation or threatened violation.

ARTICLE IIBUILDING CODE2-1 PURPOSE

Provides for regulating the construction, alteration, repairs, equipment, use and occupation, location, maintenance, removal and demolition, of every building or structure or any appurtenance connected or attached to such building or structure.

2-2 MINIMUM STANDARDS

Except as herein amended, the construction, alteration, repair and demolition of every building or structure shall conform to the 1973 edition of Southern Standard Building Code with subsequent amendments thereto, as promulgated by the Southern Standard Code Congress.

ARTICLE IIIELECTRICAL CODE3-1 PURPOSE

Provides for the installation, alteration, and maintenance of all electrical installations.

3-2 MINIMUM STANDARDS

Except as herein amended, the installation, workmanship construction, maintenance or repair of all electrical work shall conform to requirements set forth in the last edition of the National Electric Code, with subsequent amendments thereto, as promulgated by the National Fire Protection Association.

ARTICLE IVPLUMBING CODE

4-1 PURPOSE

Provides for regulating the installation, alteration, and maintenance of all plumbing and other related appurtenances.

4-2 MINIMUM STANDARDS

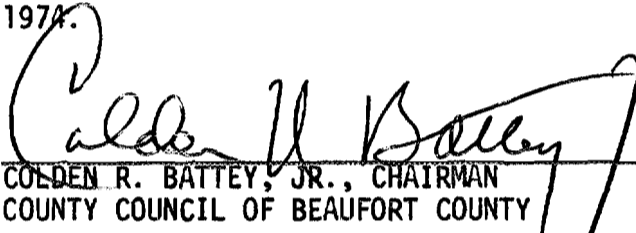
Except as herein amended, the installation, workmanship, construction, maintenance or repair of all plumbing work shall conform to the 1971 edition of the Southern Standard Plumbing Code with subsequent editions thereto, as published by the Southern Standard Code Congress.

ARTICLE V

APPROVAL AND EFFECTIVE DATE

5-1 This Ordinance shall take effect and be enforced from and after December 2, 1974.

APPROVED THIS 11th day of November, 1974.


GOLDEN R. BATTEY, JR., CHAIRMAN
COUNTY COUNCIL OF BEAUFORT COUNTY