

ORDINANCE 86-6

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, PROVIDING THAT THE COUNTY CODE OF ORDINANCES BE AMENDED BY REVISING CERTAIN SECTIONS OF CHAPTER 5, BUILDING REGULATIONS, TO ADOPT BY REFERENCE THE 1985 EDITION OF STANDARD CODES AS THE REGULATIONS GOVERNING THE CONSTRUCTION OF BUILDINGS AND OTHER STRUCTURES IN BEAUFORT COUNTY.

BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY that the following sections of said Code are hereby revised as indicated:

**ARTICLE I. GENERAL PROVISIONS**

Sec. 5-1. Repeal of previously adopted and conflicting ordinances.

The following Beaufort County Ordinances are hereby repealed:

Ordinance No. 79-13, amending Ordinance No. 77-15, adopted September 1, 1977

Ordinance No. 83-8, amendment to Ordinance No. 79-13, adopted May 9, 1983

All current provisions of the above listed ordinances are included in the succeeding sections of this ordinance.

Sec. 5-2. Scope.

This chapter 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.

Sec. 5-3. Title.

The provision embraced within the following Articles I through VI shall constitute, be known and cited as the "Building Code Ordinance for Beaufort County, South Carolina," hereafter referred to as this "Ordinance."

Sec. 5-4. 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.

Sec. 5.4.1. 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.

Sec. 5.4.2. Repeal of conflicting ordinances.

All ordinances or parts of ordinances of the County of Beaufort

(Reference Ord. 83-15, 10/24/83)

inconsistent or in conflict with provisions of this Ordinance are hereby repealed to the extent of such inconsistency or conflict.

## **ARTICLE II. BUILDING CODES.**

### **Division 1. Adoption**

#### **Sec. 5-5. Standard codes.**

The regulations of the following standard codes recommended and published by the Southern Standard Codes Congress, Inc., in book form are hereby adopted as the regulations governing the construction of buildings and other structures in the County; and it shall be unlawful to erect or construct any building or structure in the County in violation of, or without complying with, these regulations:

- Standard Building Code, including Appendix A, 1985 Edition
- Standard Plumbing Code, 1985 Edition
- Standard Mechanical Code, 1985 Edition
- Standard Fire Prevention Code, 1985 Edition
- Standard Gas Code, 1985 Edition
- One- and Two-Family Dwelling Code, 1983 Edition (Note: Not changed)

All detached one or two-family dwellings not more than three stories in height and their accessory structures shall be designed in accordance with the one and two-family dwelling code. The Standard Building Code shall be used only when a particular requirement is not covered by the one and two-family code.

#### **Sec. 5-6. National electric code.**

The regulations of the National Electric Code promulgated by the National Fire Protection Association, 1981 Edition, published in book form, are hereby adopted as the regulations governing all electrical work in buildings and other structures in the County; and it shall be unlawful to wire or install electrical equipment in any building or on any structure in the County in violation of, or without complying with, these regulations.

Editor's Note-The editor has treated § 11(a) of non-amendatory Ord. No. 82-11 as being amendatory of §5-6.

Cross Reference-Amendments to the National Electric Code, §§5-16, 5-76-5-89.

### **Division 2. Amendments to Standard Codes**

#### **Sec. 5-7. Standard building code - Administrative Chapter 1.**

The administrative provisions contained in Chapter 1 and Appendix A of the Standard Building Code shall govern the administration of all building codes adopted by the County with the following amendments:

- (a) Section A103.1. In Section A103.1, Application for Permit, When Required, substitute the following:  
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 value for such work exceeds five hundred dollars (\$500.00). One copy of the required permit shall be forwarded to the County Auditor.

- (b) Section A103.1. To Section A103.1, Application for Permit, When Required, add the following:  
Nothing contained herein shall require any public utility company to obtain a permit for work performed in its respective field.
- (c) Section A103.2.3. To Section A103.2.3, Designer's Name, add the following:  
All drawings, specifications, and accompanying data shall bear the name and address of the designer. Those buildings as defined in the Code of Laws of South Carolina, Section 40.3.160, shall be designed by an architect or engineer legally registered under the laws of the State of South Carolina regulating the practice of architecture or engineering and shall affix his official seal to said drawings, specifications, and accompanying data.
- (d) Section A103.5, requiring licenses and bonds for contractors operating in the County, is hereby repealed.
- (e) Section 105.4.5. To Section A105.4.5, Operation Procedure for Board of Adjustments and Appeals, add a final sentence so the whole section reads as follows:  
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 (10) days after notice of appeal has been received. Notices of appeal may be filed with the building official or county administrator.

5-8. Same Section-1108 and 1121.

Amend Section 1108 and 1121 of the Standard Building Code to read as follows: 1108 and 1121. Exterior and Interior Balconies-Paragraph (B). All porches, balconies, raised floor surfaces and landings located more than thirty-six (36) inches above the grade of floor below, not exceeding ten (10) feet, shall have guardrails not less than thirty-two (32) inches in height. All others shall have guardrails not less than forty-two (42) inches in height. Intermediate vertical or longitudinal guardrails shall be provided to prohibit the passage of a six (6) inch sphere. All surfaces exceeding ten (10) feet from the ground must have a bottom rail or curb that extends at least two (2) inches above the finished surface. Construction of guardrails shall be adequate in strength, durability, and attachment for its purpose as prescribed in Chapter 12.

Sec. 5-8.1. Same Section-safeguards during construction.

Delete Chapter 21 in its entirety and replace with the

following: Safety requirements during construction shall be in accordance with Occupation, Safety and Health Standards (OSHA).

Sec. 5-8-2. Same Section - signs and outdoor displays

Delete Chapter 23 in its entirety and replace with the following:

All signs and outdoor displays shall be built, erected and permitted in accordance with the "Sign Ordinance of Beaufort County" and Chapter 12 of the Standard Building Code.

Sec. 5-9. Fire prevention code - Section 2002.

Amend Section 2002 by adding the following:

- (a) Buildings. All buildings which store, possess, offer for sale, sell at retail or use or explode any fireworks shall meet the following requirements:
  - (1) All structures which store or sell fireworks shall be of non-combustible construction.
  - (2) Exception. Temporary structures not exceeding one hundred (100) square feet may be of combustible construction. Temporary structures shall not be used for periods exceeding two (2) weeks.
  - (3) The electrical wiring method shall be rigid metallic conduit. All fixtures shall be explosion proof.
  - (4) All buildings shall be at least fifty (50) feet from any property line, and shall be located not closer than five hundred (500) feet to any residence or place of public assembly.
  - (5) A fire hydrant shall be located within one hundred (100) feet of the building.
  - (6) The owner/operator shall display a sign visible to the public that "the discharge of fireworks within Beaufort County without special permit is illegal".
- (b) Displays. Not more than thirty (30%) percent of the fireworks in stock shall be on display at one time.
- (c) Compliance date. All existing facilities that sell at retail, offer for sale, store or possess or explode any fireworks shall be required to comply with this Ordinance by January, 1984.
- (d) Permits. The manufacture, storage or sale of fireworks within the jurisdictional area is prohibited except under special permits as required by state and local regulations.
- (e) Fireworks shall not be discharged within the County except by special permit from the County Administrator for public display by qualified operator.

### ARTICLE III. DEPARTMENT OF BUILDING INSPECTIONS

Sec. 5-10. Creation.

Department of Building Inspections - There is hereby created a Department of Building Inspections.

Sec. 5-11. Building Official; Duties.

The Building Official shall:

- (a) Administration of department. Operate a Department of Building Inspections.
- (b) Enforcement of ordinance. Administer and enforce this ordinance as provided in Chapter 1 of the Southern Standard Building Code.
- (c) Secretary of board. Be the Secretary of the Board of Adjustment and Appeals as provided in Chapter 1, Appendix A, Section A105.4.4, of the Southern Standard Building Code.
- (d) County department head. Serve as a County Department Head, responsible to the County Council through the County Administrator and Appeals.

ARTICLE IV. FEES

Sec. 5-12. In General.

- (a) Other fees superseded. The following schedules and regulations regarding fees published in the Southern Building Code, Standard plumbing code, and National Electric Code.
- (b) Fees mandatory. 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. Exception: Those buildings or facilities which are supported by tax revenue are exempt from permit fees.
- (c) Failure to obtain permit.
  - (1) If any person commences 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.
  - (2) Where work for which a permit is required by this code is started or proceeded with prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties of prescribed herein.
- (d) Records of fees collected. 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 full date and amount thereof.
- (e) Separate permit required. A separate permit will be required for all buildings. Multiple buildings are not allowed to be issued on one permit.

Sec. 5-13. Building permit fees.

On all new buildings, structures or alterations requiring a building permit, as set forth in Section A103.1 of the Standard

Building Code, the fee shall be paid as required at the time of filing application in accordance with the following schedule:

(a) Permit fees.

Valuation	Rate	Valuation	Rate
\$ - 2,000	\$ 35.00	\$26,001 - 27,000	\$146.50
2,000 - 3,000	38.50	27,001 - 28,000	151.00
3,001 - 4,000	43.00	28,001 - 29,000	155.50
4,001 - 5,000	47.50	29,001 - 30,000	160.00
5,001 - 6,000	52.00	30,001 - 31,000	164.50
6,001 - 7,000	56.50	31,001 - 32,000	169.00
7,001 - 8,000	61.00	32,001 - 33,000	173.50
8,001 - 9,000	65.50	33,001 - 34,000	178.00
9,001 - 10,000	70.00	34,001 - 35,000	182.50
10,001 - 11,000	74.50	35,001 - 36,000	187.00
11,001 - 12,000	79.00	36,001 - 37,000	191.50
12,001 - 13,000	83.50	37,001 - 38,000	196.50
13,001 - 14,000	88.00	38,001 - 39,000	200.50
14,001 - 15,000	92.50	39,001 - 40,000	205.00
15,001 - 16,000	97.00	40,001 - 41,000	209.50
16,001 - 17,000	101.50	41,001 - 42,000	214.00
17,001 - 18,000	106.00	42,001 - 43,000	218.50
18,001 - 19,000	110.50	43,001 - 44,000	223.00
19,001 - 20,000	115.00	44,001 - 45,000	227.50
20,001 - 21,000	119.50	45,001 - 46,000	232.00
21,001 - 22,000	124.00	46,001 - 47,000	236.50
22,001 - 23,000	128.50	47,001 - 48,000	241.00
23,001 - 24,000	133.00	48,001 - 49,000	245.50
24,001 - 25,000	137.50	49,001 - 50,000	250.00
25,001 - 26,000	142.00		
\$50,001 - \$500,000	\$ 250 for the first \$50,000 plus \$2.50 for each additional thousand or fraction thereof, up to and including \$500,000.		
\$500,001 - \$1,000,000	\$1,375 for the first \$500,000 plus \$1.75 for each additional thousand or fraction thereof, up to and including \$1,000,000.		
\$1,000,001 and over	\$2,250 for the first \$1,000,000 plus \$1.25 for each additional thousand or fraction thereof.		

The above schedule includes all applicable permits. No other permits are required:

(b) Plan checking fees.

- (1) When the value of construction of multi-family or commercial exceeds \$1,000 and a plan is required to be submitted by Section A103.2.1, a plan checking fee shall be paid to the Building Department at the time of submitting plans and specifications for checking. Said plan checking fee shall be equal to one-half of the building permit fee.

- (2) Single family homes are exempt from the above requirements. However, any single family permit application which is validated and subsequently withdrawn shall be assessed a \$25.00 fee.
- (3) All plan checking fees are non-refundable.
- (c) Moving of building structures. For the moving of any building or structure the fee shall be \$25.00.
- (d) Demolition of building or structure. For the demolition of any building or structure the fee shall be \$25.00.
- (e) Building permit valuations. Change Section A103.7.5 to read as follows: If, in the opinion of the building official, the valuation of a building, alteration, or structure, appears to be under-estimated, the building official shall then determine the value of the building plus the applicable permit fee (s) from the most recent edition of the Southern Building Code Congress International's Building Cost Data for South Carolina.
- (f) Re-inspections. If the building official or his duly authorized representative shall, upon his inspection after the completion of the work or apparatus, find the same does not conform to and comply with the provisions of this Code, he shall notify the contractor, indicating the corrections to be made, and then he shall again inspect the work or apparatus without further charge; but when extra inspections are due to any of the following reasons, a charge of \$15.00 shall be made for each re-inspection.
  - (1) Wrong address.
  - (2) Condemned work, resulting from faulty work.  
Repairs or corrections not made when inspections are called.
  - (4) Work not ready for inspection when called.
 All re-inspection fees shall be paid before any further inspections are made.

Sec. 5-13.1. Procedure for permit refunds.

- (a) Permit holder must return all applicable permit forms and receipts; photostatic copies will not be accepted.
- (b) Permit refund will be for total amount paid minus plan checking fee as set forth in Section 54B, 1, 2, 3.
- (c) No refunds will be given for permits where construction has not started within six months of issuance, provided the building official has not issued or granted any extensions of time as provided for in Section A103.6 of the Standard Building Code.

Sec. 5-14. Plumbing permit fees.

For the installation of plumbing only the following schedule shall apply:

- (a) For issuing each permit, the fee shall be \$10.00 (in addition to the following):

- (1) For each plumbing fixture, floor drain or trap (including water and drainage piping), the fee shall be \$2.50.
- (2) For each water heater and/or vent, the fee shall be \$2.50.
- (3) For installations, alterations or repair of water piping and/or water treating equipment, the fee shall be \$5.00.
- (4) For repair or alteration of drainage or vent piping, the fee shall be \$5.00.

Section. 5-15. Electrical permit fees.

For electrical installation only the following schedule shall apply:

First five outlets - 110 volts	\$5.00
Each additional 110 volt outlet	.20
Special purpose outlet, each	2.00
Each light fixture	.20
Services: Up to 200 amps	
including mobile homes	10.00
201 amps up per 100 amp	5.00
Motors, each	.50
Panels, each	1.00

Sec. 5-16. Mechanical permit fees.

For mechanical installation only the following schedule shall apply:

- (a) Fee for heating, ventilating, duct, air conditioning and refrigeration systems shall be \$10.00 for the first \$1,000.00 of valuation for the installation PLUS \$2.00 for each additional \$1,000.00 of fraction thereof PLUS \$10.00.
- (b) Repairs, alterations and additions to an existing system shall be \$2.00 per each \$1,000.00 or fraction thereof in valuation PLUS \$5.00.

Sec. 5-17. Gas permit fees.

For gas installation only the following schedule shall apply:

- (a) Inspection fee - gas. The total fees for inspection of consumer's gas piping at one location (including both rough and final piping inspection ) shall be \$10.00.
- (b) For the inspection of swimming pools, the following schedule shall apply:
  - (1) Residential pools (single family) \$30.00
  - (2) Multi-family or public pools 50.00

Sec. 5-18. Safety inspection fee.

For each safety inspection, the fee shall be \$10.00

**ARTICLE V. MOBILE HOMES**

Sec. 5-19. Definitions.

- (a) Mobile home - shall mean a moveable or portable, detached single family dwelling constructed to be towed after



fabrication on its own wheels and chassis, connected utilities, and designed without a permanent foundation for year-round living. It can consist of one or more units that can be folded, collapsed or telescoped when towed and expanded later for additional cubic capacity, or of two (2) or more units, separately towable but designed to be joined into one integral unit, capable of being again separated into the component for repeated towing. Modular units not designed as a "mobile home" shall not be included under the terms of these regulations.

- (b) Mobile home park - shall mean any plot of land upon which three (3) or more mobile homes, occupied for dwelling or sleeping purposes, are located and the property owner receives a rent payment for providing a mobile home stand.

Sec. 5-20. Compliance exemptions.

Where the Beaufort County Council finds that compliance with the provisions of the Ordinance would result in unnecessary hardship, an exemption or extension of time for compliance may be granted without impairing the intent or purpose of this Ordinance; provided such exemption or extension does not adversely affect the health and safety of the public and mobile home park inhabitants or adjacent property owners.

Sec. 5-21. Tie-down and safety requirements; compliance.

For all mobile homes sold after July 1, 1976, tie-down and fire safety requirements shall be complied with by all mobile homes by January 1, 1977, provided, that an extension of time for complying with the (over-the-coach) tie-down straps for coaches without factory built-in tie-downs may be allowed for six (6) months, but no later than July 1, 1977, to comply with the tie-down and safety requirements. Mobile home dealers shall be responsible for ensuring that all mobile homes sold after July 1, 1976, comply with tie-down and fire safety requirements when installed.

Sec. 5-22. Tie-down and ground anchors - minimum requirements.

All mobile homes located within the unincorporated areas of Beaufort County shall be provided with a minimum number of tie-downs and ground anchors as set forth below. These standards are intended to assure that a mobile home will withstand sustained winds equal to twenty-five (25) pounds per square foot for horizontal pressures, fifteen (15) pounds per square foot uplift for vertical (horizontally projection) pressures; and thirty (30) pounds per square foot for vertical downward pressures.

- (a) Minimum tie-down and ground anchor requirements:

<u>Length of Coach</u>	<u>Number of Tie-downs</u>	<u>Number of Ground Anchor</u>
Less than 41 feet	3 sets	6
41 to 65 feet	4 sets	8
Over 65 feet	5 sets	10

Each ground anchor shall be attached to the frame of the coach and to a factory built-in steel tie-down or other style of integral tie-down of

equal strength, or external, "over-the-coach" type tie-down which crosses over the top of the coach. A tie-down set shall include two (2) tie-downs to the coach frame and one tie-down crossing over the coach, or built into the coach, attached to corresponding ground anchors and turnbuckles on each side of the coach. A minimum of one (1) tie-down set and two (2) ground anchors shall be required on each expandable section of any mobile home. Double-wide and multiple unit mobile homes shall be tied down and anchored as one mobile home.

Sec. 5-23. Tie-downs and ground anchors.

Each anchor and tie-down shall have a minimum tensile strength of four thousand five hundred (4,500) pounds.

Sec. 5-24. Same-Anchor spacing.

Maximum anchor spacing shall not exceed an average distance of fifteen (15) feet, except where the coach straps require adjustments to allow the ties to cross as close to each end as possible with straps at stud and rafter location.

Sec. 5-25. Same-Ties passing over coach.

Ties passing over the coach shall use steel or wood blocks to distribute the pressure at all top corners. In addition, ties passing over the coach shall be perpendicular to the ground and secured to the coach chassis or frame as close to the bottom of the coach as practical.

Sec. 5-26. Same-Blocking.

Blocking shall be installed beneath the main longitudinal frame of the mobile home at least at the same interval of spacing as the tie-down anchors and shall be in line with the tie-downs. Blocking shall be of steel or concrete. If concrete building blocks are used, cores shall be placed vertical with a solid treated wooded cap block on the top beneath the frame.

Sec. 5-27. Same-Footing.

Footings beneath blockings shall be firm and not less than sixteen (16) inches in plan dimensions; in like manner, two (2) class A solid concrete blocks, which meet the standards set forth in Section 7.10(J) may be used. Footing thickness shall be a minimum of four (4) inches. If a concrete slab at least as wide and as long as the mobile home is used, the thickness shall have built-in tie-down straps which comply with the minimum of four (4) inches.

Sec. 5-28. Same-Shims.

Shimming between the blocking pier and the steel frame shall be treated wood of first quality or other firm materials. Shims shall be fitted tightly to prevent rocking of the unit under the action of wind gusts.

Sec. 5-29. Secondary structures.

All awnings, carports, cabanas, and other secondary buildings or

structures shall be secured so as to meet the minimum Beaufort County Building Code requirements.

Sec. 5-30. Hurricane and wind storm resistance.

All new mobile homes brought into the unincorporated areas of Beaufort County after July 1st, 1976, shall meet the minimum "hurricane and wind storm resistive" construction standards of the USA Standard Institute Publication A 119.1, 1969, as amended. All such mobile homes shall have built-in tie-down straps which comply with the minimum requirements of this Ordinance.

Sec. 5-31. Electrical requirements.

(a) Service poles. Service poles supplying power to mobile homes shall be located at least five (5) feet from any part of the mobile home.

(b) Underground installation. All services shall be installed underground from the service pole to the underside of the mobile home.

Sec. 5-32. Responsibility of mobile home park owner.

The mobile home park owner shall be responsible for insuring that all mobile homes comply with the mobile home regulations.

## ARTICLE VI. BUILDING CODE VIOLATIONS

Sec. 5-33. Penalties.

The violation of any of the codes or regulations adopted pursuant to the provisions of this chapter is hereby declared to be a misdemeanor and any person violating such codes, upon conviction, shall be punished by a fine not to exceed one hundred (\$100.00) dollars or imprisonment for not more than thirty (30) days. Each day such violation shall continue shall be deemed a separate offense.

Sec. 5-34. Corrective actions.

In case of any violation of or proposed violation of the codes or regulations adopted pursuant to this chapter, the building inspectors, municipal or county attorneys, or other appropriate authority of the political subdivision, damaged by such violation, or any adjacent or neighboring property owner who would be damaged by such violation may, in addition to other appropriate proceedings, prevent, correct or abate such violation or threatened violation.

NOW, THEREFORE, BE IT ORDAINED by the County Council of Beaufort County in meeting duly assembled, that three separate readings of this Ordinance were held during open sessions of the regularly scheduled meetings of the County Council, and that a public hearing was duly advertised and held prior to the adopting of this Ordinance.

This Ordinance is effective upon Third and Final Reading.

COUNTY COUNCIL OF BEAUFORT COUNTY

Martha K. Baumberger  
Martha K. Baumberger, Chairman

ATTEST:

Luzanne Du Raine  
Clerk to Council

First Reading: January 27, 1986  
Second Reading: February 10, 1986  
Third and Final Reading: March 10, 1986