



## **SUMMARY REQUIREMENTS FOR OBTAINING A RESIDENTIAL PERMIT**

SEE: [WWW.LLR.STATE.SC.US](http://WWW.LLR.STATE.SC.US) FOR ALL RELATED MODIFICATION

**RESIDENTIAL PERMITS:** INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLING WITH SOUTH CAROLINA STATE MODIFICATIONS

There are ordinances that you would not think of being a part of the building permit process that play an important role in this process. If you have any questions pertaining to any of the information located in this booklet, please call (803) 909-7200 so that we may address your concerns.

### **OWNER/CONTRACTORS:**

South Carolina Law Section 40-59-260 – South Carolina law allows an owner to apply for the exception under this section; also York County requires that an owner/contractor affidavit be filed with the original permit and original owners of the property. Please read the SC Law for further information.

### **RESIDENTIAL SPECIALTY CONTRACTORS:**

A residential specialty contractor is an independent contractor who is not a licensed residential builder, who contracts with a licensed residential builder, general contractor, or individual property owner to do construction work, repairs, improvement, or reimprovement which requires special skills and involves the use of specialized construction trades or craft, when the undertakings exceed \$200.00 and are not regulated by the provisions of Chapter 11 (2009 International Energy Conservation Code). Residential specialty contracting includes the following areas and other areas as LLR may recognize by regulation:

- a. Plumbers;
- b. Electricians;
- c. Heating and air conditioning installers and repairers;
- d. Vinyl and aluminum siding installers;
- e. Insulation installers;
- f. Roofers;
- g. Floor covering installers;
- h. Masons;
- i. Dry wall installers;
- j. Carpenters;
- k. Stucco installers; and
- l. Painters/wall paper installers.

As used in Chapter 1, the terms defined in Section 40-1-20 have the same meaning as stated in that section.

LLR shall issue a residential specialty contractor's license for which the applicant is qualified if, as a result of examination, the commission finds that the applicant is qualified to engage in residential specialty contracting in South Carolina. When the cost of an undertaking performed by a residential

specialty contractor for an individual property owner exceeds \$5,000.00, the residential specialty contractor must obtain an executed bond with a surety in an amount approved by the commission.

### **REQUIRED INFORMATION TO OBTAIN A PERMIT:**

- A plan showing the footing/foundation details, framing details, elevation drawings, and floor plan with size and dimension of all rooms. Square footage for heated, unheated, porches, decks, bonus rooms, basement areas should be included. The fee will be evaluated from this figure;
- A plat or survey of your property;
- Septic tank permit/paid tap fee receipt if on a public utility;
- Contractor information (sub-contractor information is required); and
- Owner/contractor to sign affidavit and attach to original permit.

### **BUILDING INSPECTIONS FOR RESIDENTIAL CONSTRUCTION:**

All but not limited to the following:

- Footing: Before concrete is placed in trench, check building setbacks;
- Compaction: Subgrade maybe required on all FILL material placed on lots;
- Cut-lot verification: Possibly required for lot that have been cut but still have residual soil conditions;
- Sealed foundation survey: Unable to verify building setbacks and Lake Wylie buffer requirements;
- Engineer footing design: Not a typical footing design “sealed engineer” drawing;
- Open floor: Before floor sheathing is placed on floor system, main beams and joists are in-place. Slab homes do not need an open floor inspection;
- Framing: All framing should be complete;
- Electrical: All electrical should be complete;
- Plumbing: All plumbing should be complete;
- Mechanical: All equipment should be set, all gas-fired equipment should be properly vented and gas test on the gas line;
- Insulation: All previous inspections must have an approval before the project can continue;
- Gas test: Any and all lines which supply “natural” or “propane” gas must have an inspection before service on that line;
- Slab: Prior to concrete placement slab must be inspected;
- Plumbing under slab: Any plumbing installed under slab in single-family or detached structure must have been approved before placement of concrete;
- Garage slab: Any attached or detached garage must have been approved before placement of concrete;
- Temporary power: All permits which require electrical service must have an approval. Minimum requirements for this inspection are panel box trimmed out, outlets and switches installed, safe entrance into the home (per code), approved septic or other public sewer approved for usage. Any and all fees which have accumulated though the course of the project paid. Once the approval has been given by the field inspector the “power authorization” is then sent via email to the appropriate utility provider;
- Field inspection: When things go bad, and you need guidance from our department;
- Required lot trees: When required from subdivision plans and plat; and/or
- Final or Certificate of Occupancy: All trades are complete; dwelling is ready to move into.

- Final approval from Environmental Compliance may be required on your project before a Final Inspection can be scheduled if you are required to have stormwater measures installed. Call (803) 909-7200 and ask for the Environmental Compliance Division.
- If your project is located in the Fort Mill School District, you are required to have paid the ***REQUIRED SCHOOL IMPACT FEE*** before final inspection will be scheduled.

### **SCHEDULING OF INSPECTIONS:**

It is very important to follow this outline during the construction phases of your project for scheduling your inspections. Please have your **PERMIT NUMBER, ADDRESS, and CONTRACTOR'S NAME** when calling to schedule an inspection at (803) 909-7200.

### **SEPTIC TANK AND PUBLIC UTILITY APPROVALS:**

Our department does not issue or approve private septic tank permits for private dwellings. Please contact SCDHEC at (803) 909-7379.

Public utilities are typically approved prior to issuing a permit and tap fees paid in advance. Please contact the appropriate utility provider.

### **MOBILE HOME INSPECTIONS:**

To schedule an inspection for your mobile home, please call 24 hours in advance. All the items listed must be completed before you can schedule your inspection:

- Tie downs installed;
  - Plumbing connected to an approved sewer system;
  - Water lines run to the home and connected;
  - Poly vapor barrier installed over ground surface;
  - Underpinning complete with access door;
  - All landing at exit doors installed at each exit (minimum 3'x 3'); and
  - Electrical service equipment ( meter base and electrical panel outside) and all wiring complete to the inside of the home;
- Prior to the release of power on the mobile home all the above items are required to be approved.

### **TYPICAL DECK CONSTRUCTION:**

All exterior deck construction shall be of a treated material or engineered wood product designed specifically for exterior application. Design criteria shall be designed for a minimum 40 lbs./sq.ft. load. Decks which are not "free standing" shall be connected with a minimum ½ inch thru bolt (lag screws will not be accepted for that method of attachment) placed a minimum 24 inches on center.

Decks less than 30 inches from grade are not required to have guardrails on place. Steps over three (3) treads including the deck surface shall have a handrail in place. Minimum height is 36 inches in height from the step nosing.

4"x 4" posts = 8' maximum height (spacing depends on girder size for load bearing)

4"x 6" posts = 8' maximum height

6"x 6" posts = 14' maximum height

- Posts are required to be set in concrete or approved anchoring device on a concrete footing.
- Floor joist must bear on a ledger strip or properly sized joist hangers and nailed per the nailing requirement for the hanger.
- Guards are place at a minimum 36 inches in height above the deck surface with picket spacing not to exceed 4 inches.
- All connections are to be bolted and or notched to provide a load bearing support for the girder above that point.