



**Greenville
County**

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Memorandum

To: Chairwoman Liz Seaman,
Public Works and Infrastructure Committee

Reference: Adoption of the Administrative Portions of the Collective Building Codes;
Associated Appendix; Property Maintenance and Swimming Pool Codes

We take this opportunity to submit to the Committee a proposed Ordinance for the adoption of the Administrative Provision and certain optional codes as directed by the South Carolina Building Codes Council.

The South Carolina Building Codes Council has notified the local jurisdictions, pending ratification of the South Carolina Legislature, that the 2021 edition of the International Code series, as amended by the Building Codes Council, will be implemented on 1 July 2023.

As provided for by the State of South Carolina Code of Laws, §6-9-40 the Building Codes Council has the sole authority to review, adopt, modify and promulgate building codes, appendices thereof and certain other permissible regulatory codes in the State.

Section 6-9-60 allows local jurisdictions the ability to adopt and utilize certain other regulatory codes such as Property Maintenance, Existing Buildings and Swimming Pools, to which Greenville County has chosen to do in the past adoption cycles and wishes to continue.

In order to administer, enforce, and carry out inspection services and to establish permit fees associated with the regulatory codes, the County requires an administrative section or procedure. To this end, as in past code adoption cycles, the County has chosen to use the Administrative Section, commonly known as “Chapter One” of these model codes, as amended, for its administrative procedure.

Therefore, we have prepared for the Council's consideration, an Ordinance adopting the Administrative portions of the following regulatory codes;

- Building Code (Commercial Building Code)
- Residential Code for One- and Two-Family Dwellings
- Electrical Code (NEC)
- Energy Conservation Code (2009 edition)
- Fire Code
- Fuel Gas Code
- Mechanical Code
- Plumbing Code

Allowable Codes

- Existing Building Code
- Property Maintenance Code
- Swimming Pool and Spa Code

As you will note all of these codes have similar administrative provisions and somewhat the same additions and deletions throughout this proposed ordinance. The main goal is to achieve consistency from one administrative section of one code to be the same as the other codes for overall ease of implementation. There are variations between the codes, as the approving councils at the national level have not yet developed a single administrative section for all the codes.

A brief outline of those changes are listed below;

Work Commencing without permits - A penalty of an additional fee added to the cost of the permit equal to the cost of the permit

Board of Appeals – Greenville County has a stand alone ordinance that establishes the Construction Board of Appeals and the membership of the Board. All cases for the building related codes and others are forwarded to this one Board.

Violations – The SC Code of Laws §6-9-80 establishes a civil fine penalty for violation of the collective building related codes (known as the building codes). This civil procedure is used for all codes in this ordinance.

Each code also contains various local information which each jurisdiction inserts that deal with individualized climatological data, calendar dates, limits of heights above and below certain conditions and applicability of certain hazardous locations.

The National Electrical Code (NEC/ NFPA 70) does not contain an administrative section in the body of the text, and therefore we have chosen to use a portion of an earlier version of administrative provisions to accompany the Electrical Code, once again for continuity and ease of its companion use with the other codes.

Three allowable codes have been chosen for adoption in the County, those being;

Existing Building Code allow the design professionals an additional choice in the design and reuse of existing buildings and structures, rather than using new commercial construction standards as used in new construction is a wide variety of building type uses.

Property Maintenance Code is a continuation of the Standard Housing Code which has been in place in the County for well over 20 years. This property Code is in effect for all areas of the County. This code applies to commercial and residential buildings as well the premises,

Swimming Pool and Spa Code addresses the need for a regulation that addresses the multitude of safety issues that are inherent with swimming pools and spas, such as barrier requirements, anti-suction devices and electrical hazards.

Finally, the adoption of Appendix "F" of the One and Two Family residential Code. Greenville County has been identified by the Environmental Protection Agency (EPA) and the State of South Carolina Radon Office, that Greenville County has the highest potential for radon gas in the state. Therefore, in accordance with SC Code Ann. § 6-9-105, we have been approved by the South Carolina Building Codes Council to implement *Radon Control Methods* in Greenville County.

We thank you for your kind consideration of this request, and are available to answer any questions you may have.