

Eastover Code of Ordinances

Article 7: Building Regulation

Ordinance 7-1001 & Amendments

BUILDINGS AND BUILDING REGULATIONS
AN ORDINANCE ADOPTING
BUILDINGS AND BUILDING REGULATIONS*

ORDINANCE NO. _____

Chapter 2

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ARTICLE I. IN GENERAL

Sec. 2.01. Scope.

This chapter is hereby declared to be remedial and shall be construed to secure the beneficial interests and purposes which are in 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. 2.02. Activities regulated.

The provisions of this chapter shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building, structure, installation or any appurtenances connected or attached to such buildings or structures.

Sec. 2.03. Area of applicability.

This chapter shall apply to the Town of Eastover.

Sec. 2.04. Conflict of authority.

No provisions of this chapter shall be held to deprive any federal or state agency, or any applicable governing body having jurisdiction, of any power or authority which it had on February 11, 1974, or any remedy then existing for the enforcement of its order, nor shall it deprive any individual or

corporation of its legal rights as provided by law.

Sec. 2.05. Conflict with other ordinances.

Whenever the provisions of this chapter impose more restrictive standards than are required in or under any other ordinance or regulation, the standards herein contained shall prevail. Whenever the provisions of any other ordinance or regulation require more restrictive standards than are required herein, the requirements of such ordinance or regulation shall prevail.

Sec. 2.06. Amendment procedures.

- (a) All proposed amendments to this chapter shall be submitted to mayor who shall then refer the proposals with recommendation to the council.
- (b) Before enacting an amendment to the chapter, the council shall hold a public hearing which shall be advertised to provide fifteen (15) days' notice of the time and place of such hearing in a newspaper of general circulation in the county.

Sec. 2.05 - 2.17. Reserved.

ARTICLE II. ADMINISTRATION

DIVISION 1. GENERALLY

Sec. 2.18. Position of Building Inspector created.

There is hereby created an office of building inspections, which shall be under the charge of the mayor.

Sec. 2.19. Building codes board of adjustment - Generally.

(a) Establishment. The building codes board of adjustment is hereby established and shall consist of three (3) members. All members shall be residents of the Town. All members shall be appointed by the council and serve without compensation.

Sec. 2.20.: Same - Actions.

(a) *Variations and modifications.*

1. The council, when so appealed to and after a hearing, may vary the application of any provision of this chapter to any particular case when, in its opinion, the enforcement thereof would do manifest injustice, and would be contrary to the spirit and purpose of this chapter or public interest, or when, in its opinion, the interpretation of the Building Inspector should be modified or reversed.

2. A decision of the council to vary the application of any provision of this chapter or to modify an order of the planning management director shall specify in what manner such variation or modification is made, the conditions upon which it is made and the reason thereof.

(b) Decisions.

1. Every decision of the council shall be final, subject, however, to such remedy as any aggrieved party might have at law or in equity. It shall be in writing and shall indicate the vote on the decision. Every decision shall be promptly filed in the office of the mayor and shall be open to public inspections; a certified copy shall be sent by registered mail or

otherwise delivered to the appellant.

2. The council shall, in every case, reach a decision without unreasonable or unnecessary delay.

3. If a decision of the council verses or modifies a refusal, order, or disallowance of the Building Inspector, or varies the application of any provision of this chapter, the Building Inspector shall immediately take action in accordance with such decision.

Sec. 2.21. Building Inspector.

The Mayor shall employ the Building Inspector(s). The Building Inspectors shall be supervised by the Mayor.

Sec. 2.22. Conflicts of interest.

The Building Inspector, shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, or in the making of plans or of specifications therefor unless he is the owner of such building. No such employee shall engage in any work which is inconsistent with his duties as Town's building inspector.

Sec. 2.23. Liability.

Any employee acting for the town for the discharge of his/her duties, shall not thereby render himself liable personally, and he is hereby relieved from all personal liability for any damage that may occur to persons or property as a result of any act required or permitted in the discharge of his duties. Any suit brought against any or employee

because of such at performed by him in the enforcement of any provision of this chapter shall be defended by the Town's attorney until final termination of the proceedings.

Sec. 2.24. Violations and penalties.

Any person who shall violate a provision of this chapter or fail to comply therewith or with any of the provisions thereof, or violate a detailed statement or plans submitted approved thereunder, shall be deemed in violation of section 6-9-70 of the South Carolina Code of Laws, and upon conviction, shall be punished according to law as stipulated in such section.

2.25 - 2.26 Reserved.

DIVISION 2. BUILDING INSPECTOR

Sec. 2.27. Powers and duties.

- (a) **Right of entry.** The Building Inspector shall enforce the provisions of this chapter, and he/she his duly authorized representative, may enter any building, structure, or premises of perform any building, structure, or premises to perform any duty imposed upon him by this chapter.
- (b) **Stop work orders.** Upon notice from Building Inspector that work on any building, structure or installation is being done contrary to the provisions of this chapter or in a dangerous or unsafe manner, such work shall be immediately stopped. Such notice shall be in writing and shall be given to the owner of the property, or his agent, or to the person doing the work, and shall state the conditions under which work may be resumed.

Where an emergency exists, no written notices shall be required to be given by the Building Inspector.

- (c) **Revocation of permits.** The Building Inspector may revoke a permit approval, issued under the provisions of this chapter in case there was any false statement or misrepresentation as to a material fact in the application or plans on which the permit or approval was based. In all cases no permit fee shall be refunded.
- (d) **Determination of requirements not covered by chapter.** Any requirement necessary for the safety, strength, or stability of an existing or proposed building, structure, or installation, or for the safety of the occupants of a building, or structure, not specifically covered by this chapter shall be determined by the Building Inspector subject to appeal to the council.
- (e) **Determination of alternate materials and alternate methods of construction.** The provisions of this chapter are not intended to prevent the use of any material or method of construction not specifically prescribed by this chapter, provided any such alternate is approve and its use authorized by the Building Inspector. The Building Inspector shall approve any such alternate, provided he finds that the proposed design is satisfactory and complies with the intent and purpose of this chapter, and that the material, method, or work offered, is, for the purpose intended, at least the equivalent of that prescribed in this chapter in quality, strength, effectiveness, fire-resistance,

durability, and safety. The Building Inspector shall require that sufficient evidence or proof be submitted to substantiate any claim that may be made regarding its use.

If, in the opinion of the Building Inspector, the evidence and proof are not sufficient to justify approval, the applicant may refer the entire matter to the council.

(f) **Reports.** The Building Inspector shall submit a monthly report and other reports as requested by mayor covering the work of his activities. The Building Inspector shall incorporate in his annual report a summary of the decisions of the building codes board of adjustments during the same period.

(g) **Records.** The Building Inspector shall keep, or cause to be kept, a record of building inspections. The records of the office of building inspections shall be open to public inspections during normal working hours.

Sec. 2.28. Appeals from decisions.

(a) **General.** Whenever the Building Inspector shall reject or refuse to approve the mode or manner of construction proposed to be followed or materials to be used, or when the holder of the permit claims that the provisions of this chapter do not apply, or that an equally good or more desirable form of construction can be employed in any specific case, or when it is claimed that the true intent and meaning of this chapter or any of the regulations thereunder were misconstrued or wrongly interpreted, the owner of such building or structure, or his duly authorized agent, may appeal the

decision of the council. Pending the decision of the council, the Building Inspector's decision shall be considered binding.

(b) **Time limits.**

1. Notice of appeal shall be in writing and filed within thirty (30) days after the decision is rendered by the council.
2. In case a building, structure or installation which, in the opinion of the Building Inspector, is unsafe or dangerous, the Building Inspector may on his order limit the time for such appeal to a shorter period.

Sec. 2.27 - 2.42. Reserved.

DIVISION 3. PERMITS, INSPECTION AND CERTIFICATE OF APPROVAL

Sec. 2.43. Permit - When required: exception.

(a) No person shall construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, or installation of electrical, gas or plumbing equipment or other apparatus regulated by this chapter without first obtaining from the Building Inspector a separate permit for each such building, structure, or installation. One (1) copy of the required permit shall be given to the town clerk within the (10) days after issuance. A building, structure, or installation may contain one or more units.

(b) Nothing contained herein shall required any public utility company

to obtain a permit for work performed in its respective field.

Sec. 2.44. Same-Form.

Application for a permit required by this division shall be made on the form provided by the Town's clerk. The applicant shall furnish information as may be required to complete the application.

Sec. 2.45. Same-Plans and specifications.

- (a) When required by the Building Inspector, two (2) or more copies of the specifications and drawings shall accompany every application. Such drawings and specifications shall contain information as to the quality of materials, where quality is essential to conformity with this chapter.
- (b) The Building Inspector may require details, computations, diagrams, and other data necessary to describe the construction or installation and basis of calculations and they shall bear the signature of the person responsible for the design.
- (c) All drawings, specifications, and accompanying data shall bear the name and address of the designer. In case of buildings or structures of Groups C, D, and E occupancy, and all buildings or structures exceeding two (2) stories in height or five thousand (5,000) square feet in area, except one-and two-family dwellings, such designed shall be an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering and shall affix his official seal to such drawings, specifications, and accompanying data.

Sec. 2.46. Same-Examination of application; approval or disapproval; appeal from disapproval.

- (a) The Building Inspector shall examine or cause to be examined each application for a permit and the drawings and specifications which may be filed therewith and shall ascertain by such examinations whether the construction indicated and described conforms to the requirements of this chapter and other pertinent laws and ordinances. If such drawings and specifications are in conformance, the Building Inspector shall issue a permit to the applicant.
- (b) If the application for a permit and the drawings filed therewith describes work which does not conform to the requirements of this chapter or other pertinent laws or ordinances, the Building Inspector shall not issue a permit, but shall return the drawings to the applicant with his refusal to issue such permit. Such refusal shall, when requested, be in writing and shall contain the reasons therefor.
- (c) The applicant may appeal the decision of the council as provided in section 2-20.

Sec. 2.47. Same-Conditions of issuance.

- (a) The Building Inspector's office shall act upon an application for a permit with plans as filed, or as amended without unreasonable or unnecessary delay.
- (b) A permit issued shall be construed to be an authorization to proceed with the work and shall not be construed as authority to violate,

cancel, alter, or set aside any of the provisions of this chapter, nor shall such issuance of a permit prevent Building Inspector from thereafter requiring correction of errors in plans or in construction, or of violations of this chapter.

- (c) Any permit issued shall become invalid unless the work authorized by it was commenced within six (6) months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of one (1) year after the time the work is commenced; provide that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each, may be allowed in writing by the Building Inspector.
- (d) The Building Inspector shall not issue any permit until he ascertains that the applicant is in compliance with the state's licensing legislation in respect to the permit in question.

Sec. 2.48. Same- Transfer of permit.

In case the holder of a permit gives written permission or appears in person with another contractor and grants permission, the permit shall be transferred to another qualified person provided the established transfer fee is paid. If permission is not granted by the original permit holder, the person who completes the construction or installation shall secure a permit covering the work done and shall be responsible, in either case, for all the work done under his supervision.

Sec. 2.49. Same-Notification of quitting required.

- (a) Should any person to whom a permit was issued quit the construction or installation for any reason, he shall notify the Building Inspector and state the reason. If the construction or installation was partially completed, the person to whom the permit was issued upon quitting the installation shall notify the Building Inspector and request an inspection. Acceptance of, or violations against the work shall be recorded by the inspector on the permit record. No refund of the permit fee shall be granted to the person to whom the permit was issued.

- (b) If the holder of a permit quits an installation and fails to notify the Building Inspector the owner or his agent may notify the town and request inspection. Upon inspection the holder of the permit shall be sent a notice of any violation. The owner may then secure another qualified person to proceed with the work.

- (c) If no work was done, the holder of the permit shall be entitled to a refund on his permit; provided, however, that a minimum charge of Five (\$5.00) Dollars shall be made.

Sec. 2.50. Same-Posting.

Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted the building permit card in a conspicuous place on the front of the premises. The permit shall be protected from the weather and in such position as to permit the Building Inspector to conveniently make the required entries thereon. This permit card shall be maintained in such

position by the permit holder until the certificate of approval is issued by the Building Inspector.

Sec. 2.51. Same-Fees.

- (a) General. No permit shall be issued until the required fees are 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, is paid.
- (b) Schedule of fees. The Town of Eastover hereby establishes the following schedule of fees for permits, appeals, amendments and other matters pertaining to this chapter:
1. (a.) *Building permit - Residential*
(General contractor's cost, including plumbing, mechanical equipment, and other systems):
\$1.00-\$3,750.00, minimum.....\$15.00
\$3,751.00-\$50,000.00, per thousand or fraction thereof\$4.00
\$50,001.00-\$100,000.00, for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof\$200.00
\$100,001.00-\$150,000.00, for the first \$100,000.00 plus \$4.00 for each additional thousand or fraction thereof\$400.00
Over \$150,000.00, for the first \$150,000.00 plus \$4.00 for each additional thousand or fraction thereof\$600.00

- (b.) *Building permit-Commercial*
(General contractor's cost, including plumbing, mechanical equipment, and other systems):
\$1.00-2,000.00.....\$15.00
\$2,001.00-\$50,000.00, minimum per thousand or fraction thereof...\$9.00
\$50,001.00-\$100,000.00, for the first \$50,000.00 plus \$3.00 for each additional thousand or fraction thereof\$450.00

\$100,001.00-\$150,000.00, for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof.....\$600.00

Over \$150,000.00, for the first \$150,001.00 plus \$2.00 for each additional thousand or fraction thereof.....\$750.00

- (c) *Re-inspection fee* (An inspector has been called to inspect a project that is not ready and/or the project has not met the Code's minimum requirements.) Builders will be given one (1) additional inspection free of charge. A flat rate will be charged for every inspection thereafter.....\$15.00
- (d) *Inspections for which no fee is specifically indicated* (As a service agency, inspections of older structures, due to a concern of the property owner wanting an objective opinion, could be performed.) Flat rate per inspection\$25.00
- (e) *Additional plan review* (Additional plan review required by changes, additions, or revisions to approved plans when a client has received a permit and desires to make structural changes to the building and/or site.) Flat rate per review = \$25.00

- (2) *Electrical permit:*
\$1.00-\$900.00, minimum \$10.00
\$901.00-\$1,200.00 12.00
\$1,201.00-\$1,600.00 14.00
\$1,601.00-\$2,200.00 16.00
\$2,201.00-\$3,000.00 18.00
\$3,001.00-\$50,000.00, for the first \$3,000.00 plus \$2.83 for each additional thousand or fraction thereof..... 18.00
\$50,001.00-\$100,000.00, for the \$50,000.00 plus \$2.83 for each

permit upon payment of such fee shall be required to present the moving permit when requesting escort services from the Town's Police department or upon request of any Town Council member while the building or structure is in transport. Failure to present the moving permit will result in the denial of escort services or the denial of further transport of the building or structure until a moving permit is secured. All buildings or structures shall be parked so as not to obstruct traffic until a moving permit is secured. Fees collected shall be deposited in the general fund of the Town. Failure to pay this fee shall result in the denial of escort services until such time as outstanding bills are paid to the Town. Further, no additional building or structure-moving permits shall be issued until such time as outstanding bills are paid to the Town. Further, no additional building or structure-moving permits shall be issued until such time as outstanding bills are paid to the Town. Before any person, firm, corporation or agent causes a structure to be placed on a public road or street in the Town during the hours of darkness to be moved from one location to another, flashing lights shall be installed at five-foot intervals around the perimeter of the structure.

(k) If, in the opinion of the Building Inspector, the evaluation of the building, alteration or structure appears to be underestimated on the application, the permit shall be denied unless the applicant can show detailed estimated cost to meet the approval of the Building

Inspector. Permit valuations shall include total cost, such as plumbing, mechanical equipment and other systems.

- (l) Where any construction requiring a permit begun before a permit is obtained, the permit is obtained, the permit fee will be doubled. This includes all construction and apparatus pertaining thereto.

Sec. 2.52. Same-Elimination of fee for subcontractor if general contractor has already secured a permit and paid the fee.

- (a) Notwithstanding any other provision of this chapter, when a general contractor secures a building permit for the construction of a building or structure, an appropriate permit fee prescribed by the building permit fee schedule will be paid by the general contractor based on a square foot cost as prescribed by the latest edition through the date of adoption of this Code of Ordinances of the Building Valuation Data published by the Southern Building Code Congress International, Inc. A general contractor shall not be denied a permit because of inability to identify subcontractors at the time the permit is applied for. The subcontractor(s) performing work for a general contract will obtain permits for their respective appurtenances without paying a fee, when license and bond are ascertained and providing the general contractor has previously paid a similar fee. The subcontractor's permit will display the general contractor's name and building permit number so that all permits relating to the same construction can be assimilated.

additional thousand or fraction thereof
..... 191.50

Over \$100,000.00 for the first
\$100,000.00 plus \$1.83 for each
additional thousand or fraction thereof
..... 333.00

- (3) *Gas, heating and air conditioning.*
\$1.00-\$1,000.00, minimum... \$5.00
\$1,001.00-\$50,000.00, per thousand
or fraction thereof \$3.83
\$50,001.00-\$100,000.00, for the first
\$50,000.00 plus \$2.83 for each
additional thousand or fraction
thereof \$191.50
Over \$100,000.00, for the first
\$100,000.00 plus \$1.83 for each
additional thousand or fraction
thereof \$333.33

- (4) *Plumbing permit.*
1-3 fixtures, minimum \$5.00
Over 3 fixtures, for first 3 fixtures
plus \$1.00 for each additional fixture
..... \$5.00

- (5) *Sewer permit.*
\$1.00-\$1,000.00, minimum . \$6.00
\$1,001.00-\$20,000.00, per thousand
or fraction thereof 3.33
\$20,001.00-\$50,000.00, for the first
\$20,000.00 plus \$2.83 for each
additional thousand or fraction
thereof 76.60
Over \$50,000.00, for the first
\$50,000.00 plus \$1.83 for each
additional thousand or fraction
thereof 161.50

- (f) *Permit transfer fee.* A permit
transfer fee of five dollars (\$5.00)
shall be paid for each transfer of a
permit.
(g) *Permit refund fee.* A permit refund
fee of ten dollars (\$10.00) shall be
paid for each refund of a permit fee.
(h) *Appeal from Building Inspector.* A
fee of twenty-five dollars (\$25.00)

shall be paid for each appeal from
to the board of adjustment.

- (i) *Demolition of building or structure.*

A fee of twenty dollars (\$20.00)
shall be paid for demolition of
buildings or structures. No fee shall
be paid when the demolition is
being done on a noncommercial
basis as a gratuity to the property
owner, provided that said
demolition is being done pursuant
to the Town's unsafe building
regulations, with the mayor and
council designated to decide when
such demolition was being done as
a gratuity. The provisions of this
subsection shall apply to buildings
located in the Town only when a
compliant is received and/or when
the dwelling presents a health or
safety hazard.

- (j) *Moving of building or structures.*

A fee of fifty dollars (\$50.00) shall
be paid for moving of buildings or
structures. Any person, firm,
corporation or agent who is
required to pay a fee as one of the
prerequisites for moving a building
or structure shall request escort
service from the Town's Police
while moving the building or
structure. The fee shall be thirty
dollars (\$30.00) for the first hour or
any portion thereof and a total fee
of fifty dollars (\$50.00) any time
the escort service exceeds one (1)
hour. Proof of coordination or
request from the Town's Police
department for escort service must
be presented to the Town's Clerk
before a building or structure
moving permit is issued. Any
person who is required by this
subsection to pay a fee as a result
of moving a building or structure,
and who shall be issued a moving

Under extenuating circumstances, the building official shall have the authority to adjust the building permit fee.

- (b) When a general contractor is not involved in the installation, renovation, alteration, removing or repairing of appurtenances pertaining to a building or structure, the individual person will secure a permit for the work to be performed and pay an appropriate fee.
- (c) All approved building code publications providing for the paying of a separate permit fee for each respective appurtenance other than by the general contract are hereby declared void.

Sec. 2.53. Inspection-Required.

The Building Inspector shall inspect or cause to be inspected at various intervals all construction, installation or work for compliance with the provisions of this chapter.

Sec. 2.54. Same-Notifications.

- (a) *Advance notice.* It shall be the duty of the permit holder to give three (3) working days' advance notice to the Building Inspector when work is ready for inspections or testing.
- (b) *Contractor's responsibility.* It shall be the duty of the permit holder to insure that the work will meet the required inspections or tests before giving the advance notice.
- (c) *Building official's responsibility.* It shall be the duty of the Building Inspector to insure that, provided the proper advance notice is given, the first and second inspections are performed within (3) working days of the date for which the inspection

was requested. If proper advance notice is given and the inspection is not made within the required time, the permit holder may proceed with his construction. This does not imply, however, that the uninspected work must be accepted when the inspection is subsequently performed. The Building Inspector must insure that the final inspection is performed within five (5) working days of the date for which the inspection was requested, provided proper advance notice is given.

- (d) *Reinspection.* If the Building Inspector finds that the work will not pass the inspections or tests, the permit holder shall be required to make necessary corrections and have the work reinspected.

Sec. 2.55. Same-Required inspections (as applicable).

The Building Inspector upon notification from the permit holder or his agent shall make the following inspections of buildings and such other inspections as may be necessary and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with the law:

(a) *Foundation and wall inspection.*

(1) *Wall and pier construction.*

Footings, piers and curtain walls shall be in place. If curtain wall is not in place, wall ties for brick veneer must be installed in all outside piers.

(2) *Concrete slab construction.*

Plumbing shall be roughed-in booting and foundation wall

shall be in place, but concrete slab must not be poured.

(3) **First inspection.** Shall consist of an inspection of foundation trench and pier holes prior to pouring concrete unless adequate bearing tests have been previously submitted.

(b) ***Roughing-in Inspection***

Finished floor shall not be installed. All plumbing, heating, and electrical work shall be roughed-in. No interior finish shall be installed on walls or ceilings. All windows and exterior doors shall be set. All exterior woodwork shall be primed and roof shingles shall be in place. The building shall be weather-tight.

(c) ***Final inspections.*** Property shall be completed in all respects, all equipment on place and property ready for occupancy. Walks, drives, and all grading and landscaping shall be completed. Yard work shall be completed in such a manner as to divert water away from the building and off the lot so as to avoid excessive erosion. No reinforcing steel or structural framework of any part of any buildings or structures shall be covered or concealed in any manner whatsoever without first obtaining the approval of the Building Inspector, the designing architect or engineer. In all buildings where plaster is used for fire protection purposes, the permit holder or his agent shall notify the Building Inspector after all

lathing and backing are in place. No plaster shall be applied until the approval of the Building Inspector has been received.

Sec. 2.56. Same-Safety.

The Building Inspector will inspect any construction, installation, or existing residential structure, which is not required to be inspected at the owner's request provided the inspection fee is paid.

Sec. 2.57. Certificate of approval; certificate of occupancy.

(a) ***General.*** No new building shall be lawfully occupied and no change in occupancy of a building or part of a building shall be made until after the Building Inspector has issued:

- (1) A certificate of approval to insure compliance with the provisions of this chapter, and
- (2) A certificate of occupancy to insure compliance with the provisions of section 12-23 of this Code of Ordinances.

(b) ***Certificate of approval, when required.*** Upon completion of a building or installation in accordance with approval plans, and after the final inspection herein referred to, and upon application therefore, the Building Inspector shall issue a certificate of occupancy.

Sec. 2.58 -- 2.63. Reserved.

DIVISION 4. LICENSING AND BONDING OF BUILDERS, CONTRACTORS AND CRAFTSMEN

Sec. 2.64. Contractors or builders.

It shall be the duty of every contractor or builder who shall make contracts for the erection or construction or repair of buildings for which a permit is required, and every contractor or builder making such contracts and subletting the same, or any part thereof, to pay a license tax as provided in the general license ordinance, and to register his name in a book provided for the purpose, with the Building Inspector, giving full name, residence and place of business, and in case of removal from one place to another to have made corresponding change in register accordingly; and post a proper bond as described in section 2.68 of this division.

Sec. 2.65. Plumbing, electric or gas installation business.

Before any person shall engage in the plumbing, electrical, or gas installation business, he shall pay a license tax as provided for that purpose with the Town of Eastover, giving full name, residence and place of business, and, in case of removal from one place to another to have made a corresponding change in such register accordingly; and post a proper bond as described in section 6-68 of this division.

Sec. 2.66. Craftsmen qualification cards.

- (a) Where any plumbing, gas, or electrical installation work is being done, a master or journeyman with a current qualification card or registration certificate shall be in actual control, and in charge of the work being done.

- (b) Any person wishing to qualify permanently for qualification cards shall satisfy the Building Inspector of his competence by either of the following methods:

(1) By satisfactorily completing a written test of competence devised or approved by the board of adjustment; or

(2) By satisfactorily completing a practical field examination administered by the board of adjustment or its agent.

- (c) Qualification cards shall be valid for a period ending December thirty-first of the year of issue, and may either be renewed annually for five dollars (\$5.00), or for a five-year period for twenty-five dollars (\$25.00). The purchaser of the qualification card has the election of renewing for one (1) year or five (5) years.

- (d) Written and practical examinations required by this section shall be offered at least three (3) times per year. The Building Inspector shall set an examination fee for each administration, and any person may stand any examination as many times as he wishes, provided the appropriate fee is paid.

(1) There shall be no grandfather clause which would permit the licensing of craftsmen on the basis of facts existing prior to February 11, 1974.

(2) Qualifications for licensing or registration of craftsmen shall be established through written, oral, or field examinations as provided to in this subsection, the standards of which shall be uniform with different levels of achievement being required for the different categories of

qualification; provided, however, that, a written skill test shall be necessary for obtaining a master's card.

(3) Written examinations for qualifications shall be given regularly, every three (3) months.

(4) Persons obtaining registration through field or oral examinations shall be restricted to work on one-and/or two family dwellings.

(5) Tests given (if jobs are available) for field and oral examinations must be supervised by a holder of a master electrician, plumber, or gas fitter's card in the Town's Administration Office.

(6) Reciprocity shall be extended to other counties and municipalities which have requirements equivalent to those of this county.

Sec. 2.67. Illegal work; revocation of license.

Any person engages in the plumbing, electrical, or gas installation business, whose work does not conform to the rules and regulations set out in this chapter, or whose workmanship or materials are of inferior quality, shall on notice from the Building Inspector make necessary changes or correction at once so as to conform to this Code; if work has not been so changed after ten (10) days' notice from the Building Inspector, the Building Inspector shall then refuse to issue any more permits to that person until such work has fully complied with the rules and regulations of this chapter. The Building Inspector may appear before the Town Council and request

that all licenses be revoked. When the revocation of any such license is to be considered and voted upon by the council at any meeting, the person to whom the license has been issued shall have at least three (3) days' notice in writing of the time and place of such meeting together with a statement of the grounds upon which it is proposed to revoke such license.

Sec. 2.68. Bond required.

(a) Before any person shall engage in the business of gas, electrical, or plumbing installations or building erection, construction or repair, in the area of applicability of this chapter, he shall first obtain the proper license and deposit with the Town a good and sufficient bond in the following amount(s):

(1) *Contractors or builders*: Two thousand five hundred dollars (\$2,500.00);

(2) *Plumbing installation business*: One thousand dollars (\$1,000.00);

(3) *Electrical installation business*: One thousand dollars (\$1,000.00);

(4) *Gas installation business*: One thousand dollars (\$1,000.00)

(b) The above is to be approved by the Town's attorney, provided that the person engages in the business for which the bond is deposited will faithfully observe all the laws pertaining to that business; further, that the Town shall be indemnified and saved harmless from all claims arising from accidents and damage of any character whatsoever caused by the negligence of such person engaged in the businesses, bonded here, or by any other unfaithful or

inadequate work done either by themselves or their agents or employees and that such person will maintain in a safe condition for a period of one (1) year all ditches and excavations which may be opened in the performance of any gas, plumbing or electrical installation work and further that all dirt and other materials excavated will be replaced in a good condition with similar materials. Where such excavation is made in an unpaved street, or any street paved with chert or macadam, the work "street" as herein used shall apply to sidewalks, curbs, gutters and street paving.

Sec. 2.69. Allowing one's name, license or bond to be used to obtain permit fraudulently.

No person engaged in the business of gas, electrical, or plumbing installations, or building erection, construction or repair shall allow his name to be used by any other person, directly or indirectly, to obtain a permit or for the construction of any work under his name, license or bond; nor shall he make any misrepresentations or omissions in his return. A violation of this section shall be considered grounds for the revocation of the license.

Sec. 2.70 - 2.80. Reserved.

ARTICLE III. BUILDING CODES

Sec. 2.81. Purpose.

The purpose of this article is to provide for regulating the construction, alteration, repair, 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.

Sec. 2.82. Adopted.

Except as amended by section 2.83, the construction, alteration, repair, or demolition of every building or structure shall conform to the 1997 edition of the Standard Building Code and all amendments thereto through the date of adoption of this Code section 2.83, as published by the Southern Building Code Congress International, Inc.

Sec. 2.83. Amendments.

The building code adopted by this article is hereby amended as follows:

Sec 1606.2. Minimum design loads is amended to delete that table in this section and insert the following in lieu thereof:

"Design Wind Pressure for Various Height Zones of Buildings Or Other Structures"

| | <i>Horizontal Loads</i> |
|--|-------------------------|
| <i>Height Zone Ft.</i> | <i>Lb./Sq. Ft.</i> |
| <i>Less than 30</i> | <i>15</i> |
| <i>31-50</i> | <i>25</i> |
| <i>51-100</i> | <i>30</i> |
| <i>Over 100, plus 2 for each 100-foot increment of height above 100 feet (or part thereof)</i> | <i>30"</i> |

Section 1804.6 - 2.1, Crawl space ventilation is amended to add a new paragraph as follows:

"Crawl space ventilation shall be provided by a clearance of not less than

eighteen (18) inches between the bottom of untreated wood framing and the ground beneath, except as provided in Section 1701.4; provided, however, that when underfloor heating installations and/or duct work are to be installed, the minimum clearance shall be not less than twenty-four (24) inches."

Section 3313, Moving of buildings is revised to add a new section 3313.8, "Cost to be borne by applicant" reading as follows:

"In addition to the permit fee, there shall be paid to the Town of Eastover prior to the issuance of any permit for moving any building, a cost to include such items as the moving or relocating of Town facilities, which by their location would be endangered by the moving of any building and the cost of salaries of those employees who have been detailed to effectuate such relocation or moving of facilities, as well as those employees who have been detailed to perform any service in connection with the moving of said buildings."

"All additional cost to the Town shall be borne by the applicant and shall be paid to the planning management director within ten (10) days of having been notified of such additional cost."

Sec. 2.84. Buildings to be equipped for physically handicapped.

All buildings and facilities constructed within the area of applicability of this chapter by the use of federal, state, county or municipal funds shall adhere to the principles prescribed in Act R. 1402, H. 2799-1974, South Carolina Statutes at Large, in order to make such buildings and facilities accessible to, and

useable by, the physically handicapped. Owners of existing private buildings are hereby reminded of the income tax deduction authorized by Act R. 1402, H. 2799-1974, South Carolina Statutes at Large, applying to the entire cost of renovations to assist the physically handicapped.

Sec. 2.85 - 2.95 Reserved.

ARTICLE IV. ELECTRICAL CODE

Sec. 2.96. Purpose.

The purpose of this article is to provide for regulating the installation, alteration, and maintenance of all electrical installations.

Sec. 2.97. Adopted.

Except as amended by section 2.98, workmanship, construction, maintenance or repair of all electrical work shall conform to the requirements set forth in the 1996 edition of the National Electrical Code, published by the National Fire Prevention Association.

Sec. 2.98. Amendments.

The electrical code adopted by this article is hereby altered in the following instances:

Section 545, Construction sites is amended to add the following:

"Ground fault circuit interrupters will be required on construction sites where a saw pole is constructed and is serviced by electrical power."

The Town of Eastover shall Adopt Richland County Code as it relates to this article.

Sec. 2.126. Adopted

ARTICLE VII. MECHANICAL CODE

The Town of Eastover shall Adopt Richland County Code as it relates to this article.

Sec. 2.140. Adopted.

ARTICLE VIII. PLUMBING CODE

The Town of Eastover shall Adopt Richland County Code as it relates to this article.

Sec. 2.154. Adopted.

Sec. 2.156 - 2.166. Reserved.

ARTICLE IX. SWIMMING POOL CODE

Sec. 2.167. Purpose.

The purpose of this article is to provide for regulating the installation and alteration of swimming pools, public or private.

Sec. 2.168. Adopted.

The 1985 edition of the Standard Swimming Pool Code, as published by the Southern Building Code Congress International, Inc., is hereby adopted verbatim and incorporated by reference.

Sec. 2.169. Additional requirements.

In addition to the requirements imposed by the 1985 edition of the Standard Swimming Pool Code, the

following administrative requirements are hereby enacted:

- (1) A licensed swimming pool contractor shall be responsible for securing a permit from the Town's official for the installation of all in-ground swimming pools.
- (2) In the event an approved wall, fence, or other substantial structure to completely enclosed the proposed pool is not in existence at the time an application is made for the permit to install a pool, the licensed pool contractor will be responsible for specifying the type wall, fence, or other substantial structure pool enclosure to be constructed on the reverse side of the permit application.
- (3) It shall be the responsibility of the property owner to have the enclosure installed prior to the final inspection and further remains in place as long as the swimming pools exists.
- (4) Aboveground pool installation may be assembled and installed by a nonlicensed person, provided that a permit is secured first and all other requirements of this article and the Standard Swimming Pool Code are complied with.
- (5) Swimming pools located within lots which are contiguous to natural bodies of water are exempt from the requirements of the swimming pool code regarding fences, such lots must have at least fifty (50) feet of frontage on a natural body of water in order to be so exempt.

Sec. 2.170. Penalties.

Persons beginning work of any type in relation to the installation of a swimming

Section 250-81, Water pipe electrode is amended to add the following at the end of paragraph (a) of the section:

"In addition to being grounded to an underground water pipe, each electrical installation shall also be grounded to a made electrode which complies with Section 250-83."

Sec. 2.99. Connection of property by utility prior to release after-inspection prohibited: exception.

A permanent release will be issued to the utility company after a final inspection has been made and determined that the premises comply with all ordinances of the Town. The utility will not connect the premises to their electrical system until such release is received. A temporary release may be issued before completing the building.

Sec. 2.100. Use of armored BX cable prohibited.

The use of armored BX cable is prohibited.

Sec. 2.101. Gas piping not to be used as electrical ground.

Gas piping systems shall not be used for electrical ground.

Sec. 2.102 - 2.112 Reserved.

ARTICLE V. FIRE PREVENTION CODE

Sec. 6-113. Adopted; applicability, etc.

- (a) There is hereby adopted by the Town 1994 edition of the **Standard Fire Prevention Code**, and all

amendments thereto through the date of adoption of this ordinance, [Nov. 15, 1994] as published by the **Southern Building Code Congress International, Inc.**

- (b) It shall be unlawful for any person to violate the code adopted by this section, to permit or maintain such violation, to refuse to obey any provision thereof, or to fail or refuse to comply with any such provision or regulation except as variation may be allowed by action of the county fire marshal in writing. Proof of such unlawful act or failure to act shall be deemed prima facie evidence that such act is that of the owner. Prosecution or lack thereof of either the owner or the occupant shall not be deemed to relieve the other.
- (c) The provisions of the code adopted by this section shall apply equally to both public and private property. It shall apply to all new structures and their occupancies including buildings, structures, equipment, etc., and, except as otherwise specified, to existing structures and their occupancies including buildings, structures, equipment, etc., which constitute a clear and present hazard to life or to property.
- (d) This section shall be deemed an exercise of the police powers of the county for the preservation and protection of the public health, peace, safety and welfare, and all its provisions shall be liberally construed for that purpose.

Sec. 2.114 - 2.124. Reserved.

ARTICLE VI. GAS CODE

pool without first obtaining a permit from the Town's building official shall be subject to punishment as provided in section 1-8 of this Code. In addition, where no permit has been secured before beginning work on a pool installation, the permit fee shall be adjusted as established by law.

Sec. 2.171 - 2.181. Reserved.

ARTICLE X. ELIMINATION OR REPAIR OF UNSAFE BUILDINGS.

Sec. 2.182. Powers and duties of Building Inspector.

The Building Inspector is hereby designated to exercise the powers prescribed herein. In exercise of these powers the Building Inspector may:

- (1) Investigate the dwelling conditions in the Town in order to determine which dwellings therein are unfit for human habitation;
- (2) Administer oaths and affirmations, examine witnesses and receive evidence;
- (3) Enter upon premises for the purpose of making examinations, provided such entries be made in such manner as to cause the least possible inconvenience to the persons in possession;
- (4) Fix the duties of such officers, agents and employees as he deems necessary to carry out the purpose of this ordinance; and
- (5) Delegate any of his functions and powers under this article to such officers and agents as he may designate.

Sec. 2.183. Determination of unfitness.

Whenever a petition is filed with the Building Inspector by a public authority or by at least five (5) residents of the Town charging that any dwelling is unfit for human habitation, or whenever it appears to the Building Inspector that any dwelling is unfit for human habitation, the Building Inspector may conduct a preliminary investigation of such charges, and should it appear that a basis exists for such charges, the Building Inspector shall issue an interest in such dwelling a complaint stating the charges. The complaint shall contain a notice that a hearing shall be held before the Building Inspector or his designated agent not less than ten (10) nor more than thirty (30) days after the date of service of the complaint. The complaint and notice shall specify the time and place of the hearing and shall advise the owner and parties in interest of their right to file an answer to the complaint and/or to appear in person or otherwise at the hearing, and to give testimony at the hearing. The complaint and notice shall further specify that the rules of evidence in courts of law or equity shall not be controlling at the hearing.

Sec. 2.184. Repair or Demolition.

After such notice and hearing, should the Building Inspector determine that the dwelling is unfit for human habitation, he shall, in writing, state his findings of fact in support of such a determination and shall issue and cause to be served upon the owner an order to repair, alter, or improve the dwelling to render it fit for human habitation, to vacate and close the dwelling as a human habitation, or to remove or demolish the dwelling.

In the event the Building Inspector determines that the cost of repair, alteration or improvement exceeds fifty

(50) percent of the value of the dwelling in its existing condition, the Building Inspector shall issue an order requiring the owner to demolish the dwelling within thirty (30) days of the date of the order.

To determine the value of any dwelling, the Building Inspector shall adopt the market value of the dwelling, excluding land value, as reported by the county tax assessor. Damage resulting from fire, vandalism or other casualty occurring subsequent to the assessors' determination of market value may be considered by the Building Inspector in determining the value of the dwelling for purposes of enforcing these provisions.

In order to determine the cost of repair, alteration, or improvement, the Building Inspector shall utilize cost data contained in the publication Means Repair and Remodeling Cost Data Commercial/Residential, (latest version) and data contained in Home Tech Remodeling and Revocation Cost Estimator, (latest edition).

Sec. 2.185. Placement of lien.

If the owner fails to comply with an order to repair, alter, and/or remove and demolish the dwelling, the Building Inspector may cause such dwelling to be demolished and the amount of the cost if such demolition shall constitute a lien against the real property upon which such cost was incurred.

Sec. 2.186. Standards for determining fitness for habitation.

The minimum standards for basis equipment and facilities set forth in the 1991 edition of the Standard Housing Code are hereby adopted as standards for use by the Building Inspector in making

determinations as to fitness of dwellings for human habitation.

Sec. 2.187. Rights of persons affected by orders.

Any person affected by an order issued by the Building Inspector may petition the circuit courts of the State of South Carolina as provided by Chapter 15, Article 3 of Title 31, Code of Laws of South Carolina, 1976, as amended.

Sec. 2.188 - 2.190. Reserved.

ARTICLE XL BUILDING AND PROPERTY NUMBERING

Sec. 2.191. General provisions.

The Town of Eastover shall adopt Richland County ordinances and provisions regarding this article.

ARTICLE XL ONE AND TWO FAMILY DWELLING CODE.

Sec. 2.195. Adopted.

Except as herein amended, the construction, alteration, repair, or demolition of every one and two family dwelling structure in the Town of Eastover shall conform to the 1992 Congress of American Building Officials (CABO) One and Two Family Dwelling Code, which by this section is hereby adopted and incorporated herein.