

NOTICE

Adoption and Implementation of Building Codes

On November 28, 2007, in compliance with Section 6-9-50(A) of the South Carolina Code of Laws, 1976 as amended, the South Carolina Building Codes Council (BCC) formally adopted the following construction related codes for mandatory enforcement by all jurisdictions within the state. The mandatory codes and the dates they must be implemented are the:

2006 International Building Code with modifications, no appendixes, July 1, 2008;

2006 International Fire Code with modifications, no appendixes, July 1, 2008;

2006 International Plumbing Code, no appendixes, July 1, 2008;

2006 International Mechanical Code, no appendixes, July 1, 2008;

2006 International Energy Conservation Code, no appendixes, July 1, 2008;

2006 International Residential Code with modifications, no appendixes, July 1, 2008; and,

2006 International Fuel Gas Code with modifications, no appendixes, July 1, 2008.

No appendixes for any of the codes listed above were adopted by the BCC and cannot be adopted or used locally.

All local jurisdictions must use only the codes and modifications approved by the BCC. Local modifications to the mandatory codes are not valid unless approved by the BCC and the local governing body prior to implementation. As of the date of this notice, application has not been made by any jurisdiction for consideration of local modifications to the codes listed above.

As permitted by Section 6-9-60 of the South Carolina Code of Laws, 1976 as amended, "permissive codes" may be used as needed by a local jurisdiction, but the codes must first be adopted by ordinance before enforcement can begin. The permissive codes that may be adopted are the:

2006 International Property Maintenance Code;

2006 International Existing Building Code; and,

2006 International Performance Code for Buildings and Facilities.

The adoption of the mandatory and permissive codes does not include the chapters, sections or provisions addressing administrative policies or procedures. Administrative policies and procedures are the sole responsibility of each local jurisdiction. If the governing body of a local jurisdiction desires to use the administrative provisions in one or more of the International Codes, it must first adopt the chapters or sections by ordinance. In lieu of adopting the administrative provisions contained in the International Codes, the governing body of a local jurisdiction may develop specific administrative policies and procedures for the operation of its Building Inspection Department. If administrative policies and procedures are developed at the local level, they must be adopted by ordinance before they can take effect.

All construction projects, for which a completed building permit application is filed with the Building Inspection Department by the close of business on the last business day before the implementation date, may be constructed under the applicable 2003 International Codes.