

Residential refers to any construction that is conducted at a place of residence. This includes erection of a new residence, residential garage, room addition, deck, porch or storage building. All projects must have construction drawings. See the section below for drawing requirements. Residential projects should refer to and comply with the 2012 International Residential Code and the 2009 International Energy Code. residential drawings should include a Rescheck Certificate certifying compliance with the 2009 International Energy Conservation Code as well as Manual J and Manual D certifications. Energy compliance certification is required to be posted in the electrical panel at time of final inspection or a Certificate of Occupancy will not be issued. The Rescheck software is produced by the Department of Energy and is available by clicking [here](#). We recommend you use the online version rather than downloading to your computer because the online version is the most up to date version available. South Carolina has adopted the 2012 version of the International Codes on July 1, 2013. You may view a copy of the current codes in effect by clicking [here](#).

Climatic and Geographic Design Criteria

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| <u>Seismic Category</u> C | <u>Wind Speed</u> 90 - 94 mph | <u>Wind Topographic effects</u> No |
| <u>Snow Load</u> 10 psf | <u>Termite Infestation</u> Very Heavy | <u>Weathering</u> Moderate |
| <u>Frost Line Depth</u> 4 inches | <u>Winter Design Temp</u> 23 degrees | <u>Ice Barrier Underlayment</u> required No |
| <u>Flood Hazards Map</u> Latest | <u>Air Freezing Index</u> 0-1000 | <u>Mean Annual Temperature</u> 60 |

What do I need ?

You will need to bring a copy of your plat and deed and a completed building permit application. You will need a completed zoning application if your project adds square footage or is a new structure. You will need a completed 911 address application if you are building on a previously unoccupied parcel.

Construction Drawings

Two sets of construction drawings are required for submission. These drawings do not have to be drawn by a design professional but must be complete enough so that an average person can complete the intended project as drawn. Drawings should show footing or slab details, framing spans and sizes such as floor joists, ceiling joists and rafters. Indicate if engineered trusses will be used. You may not build your own trusses unless drawn and sealed by a registered engineer. A wall section showing framing members, insulation, siding, rafters and roofing is required. Please include a floor plan showing window and door sizes, receptacle layout and smoke detector placement. GFCI (ground Fault) receptacle locations should be indicated. For your convenience, we have provided a sample drawing with fill in the blanks for small projects that will be acceptable for submission. Drawings which are prepared by a design professional and sealed must bear a South Carolina seal. All code references should be to the 2006 International Residential Code. Drawings will be reviewed by staff and comments returned. One set of drawings will be returned to you and must be kept on the job for inspector use. A Rescheck certification is required at plan submittal. Access the rescheck software by

clicking [here](#). Rescheck is a free software application from the Energy Department.

Plan Review

Plan review staff will receive your drawings and review them in the order received. Current review time is approximately 7 business days. The review time frame may vary according to the number of reviews in process. After the review is completed, the plans will be released for issuance.

Can I Build My Own House ?

Yes. The state of South Carolina allows homeowners to construct their own house provided they complete an affidavit in which the homeowner attests that he or she will live in the house as a residence for a period of two (2) years. This affidavit must be filed with the clerk of court and becomes a part of the property record for that house. The homeowner need not do all the work themselves but any party who is paid more than \$200.00 is considered to be a contractor and must be licensed as such.

What Inspections Do I Need? My house has a crawl space .

The first inspection required is the footing inspection. Footings are to be minimum 12 inches deep. If your site slopes more than 1 foot in 10 feet, you must "step down" the footings. All roots must be removed from the footings and all vegetation from under the foot print of the house. Call for inspection prior to placing concrete. The next inspection is the subfloor inspection. This is done prior to placing the floor sheathing on the floor joists. Inspectors will verify joist spacing, bearing and framing methods. From this point forward, inspections will be the same for crawl space and slab houses.

What inspections do I need? My house has a slab.

The first inspection is for plumbing under slab. Place all under slab piping and provide a 10 foot head test on drain piping. If overnight temperatures are lower than 32 degrees for more than three consecutive days than an air test is required (ask inspectors for details). Water lines are also required but full lengths of pipe **without** joints need no test.

After passing inspection, cover the piping and prep the area for a footing and slab inspection, including rebar and vapor barrier, (6 mil poly) under the slab area **only** and call for inspection. From this point forward, inspections will be the same for crawl space and slab houses.

I have my floor system in place. What inspections are needed now? This is the same for both houses.

Wall, ceiling, roof framing and rough ins of all subtrades should be completed. The house should be "in the dry". Water supply lines should be tested at 100 psi minimum. Drain lines are to be filled to the flood level rim of the highest fixture or four feet above the floor level. Electrical wiring and device boxes should be installed along with the electrical panel and meter enclosure. Gas lines must be tested to 10 psi with a variation of 1 psi. Exterior windows and doors should be installed. Penetrations of top and bottom plates must be sealed with caulk or foam **only**. No insulation may be used as draftstopping. You should be ready to place insulation when you call for inspection.

After successful insulation inspection, your next step is to place gypsum board (Sheetrock is a trade name) or otherwise cover the walls. Gypsum board should be finished. Have your electrician install switches and receptacles and all light fixtures. The exterior and interior electrical panels should be

made up and ready for power. Provide **another** gas test and call for the temporary power and gas inspection. On successful inspection, our staff will send approval to the appropriate utility company. You must contact your utility provider to secure service. They will not connect service based on our fax only. **Granting of temporary power is a convenience to the builder only and does not allow the homeowner to move items into the house nor occupy the house. This is still a construction site and temporary power will be automatically removed after six months.**

Once power and gas (if equipped) are connected and the house is ready to move in, call for a final inspection. Everything should be completed and ready for move in. On the exterior, final grading should be accomplished with the ground sloping away six (6) inches in the first ten (10) feet from the house. The crawl space, if equipped, should have 6 mil poly applied. A crawl space access door is required for a crawl space. On the interior, everything should be completed, including bathrooms, tile, floor covering and painting. All doors must be installed and locks on bathrooms and bedrooms. The HVAC (heating and air conditioning) should be in operation. You must post your street address number on your house and if over 50 feet from the road it must be posted at the road with numbers at least 4 inches high with a contrasting color background.

After successful final inspection, our staff will prepare a C/O or certificate of occupancy that allows you to legally occupy the residence.