CORRECTIONS REQUIRED

If an inspection reveals that corrections are required, the inspector will leave a copy of the necessary corrections at the job site or the corrections will be mailed to the contractor/ property owner. The corrections will need to be performed before work continues and re-inspection is scheduled. $15 re-inspection fee will/may apply.

SUB-CONTRACTORS

All persons sub-contracted for mechanical (heating and air), plumbing, and electrical work are required to be licensed by the State of South Carolina and in addition, they are required to obtain the necessary permit for the work they will be performing. A copy of their license should be available for inspection. If the homeowner is doing all or part of the mechanical, plumbing or electrical work, the permit will need to be obtained as well. **If the inspection is done during a regular building inspection, no additional permits are required.**

BUILDING CODES

The Saluda County Building Code Office enforces the following building codes:**

1) 2012 International Residential Code
2) 2012 International Building Code
3) 2012 International Fire Code
4) 2012 International Fuel Gas Code
5) 2012 International Mechanical Code
6) 2012 International Plumbing Code
7) National Electric Code - 2011 Edition
8) 2009 International Energy Conservation Code
9) ICC 400-2012 Standards on the Design & Construction of Log Structures

** WHEN AN UPDATED CODE IS ADOPTED OR AMMENDED, THE LATEST VERSION SHALL PREVAIL.

SALUDA COUNTY BUILDING CODE OFFICE
702 Batesburg Hwy.
Saluda, SC 29138

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Revised 1-29-16

SALUDA COUNTY BUILDING CODE OFFICE

RULES AND PROCEDURES FOR BUILDING A HOME IN SALUDA COUNTY

Once you have made the decision to construct a home in Saluda County, there are a few procedures that need to be followed. This brochure will attempt to guide you through these procedures with minimum effort on the part of the homeowner. **This brochure is NOT a building code manual or construction guide.**

WELL & SEPTIC TANK PERMITS

The first step in building your home is to apply at DHEC for a septic tank & well permit or obtain service from the Saluda County Water & Sewer Authority. DHEC is located on Hwy 121 N toward Newberry in the DSS Building (864-445-2141) & the Water & Sewer Authority is located at 106 N. Jennings St. (864-445-9572).

LOCATION

No structure shall be located closer than twenty-five (25) feet to the right-of-way of a street or closer than twenty-five (25) feet from another structure. All structures must have a minimum setback of ten (10) feet from property lines.

FLOOD ZONE PROPERTY

Before a building permit can be issued for commencement of construction, you **must** obtain Flood Zone Verification/Approval.

BUILDING PERMIT

Prior to any construction, a building permit must first be obtained from the Building Code Office. To obtain this permit, you will need to submit the following:

1) E-911 address (864-445-2529 new address or to confirm correct existing address)
2) One complete set of building plans
3) Copy of septic & well permit or tap receipts
4) Electrical Co. info (SCE&G/MCEC/AIKEN)
5) Completed building permit application
6) Contractor's state license information (not required for owner-builder; however, subcontractors will need to be licensed)
7) Payment of permit fee (determined by cost/valuation of proposed work) **CASH/CHECK**

BUILDING PLANS

The building plans submitted will need to show the following:

1) Floor plans indicating exterior and interior walls.
2) Location of all electrical devices, panels, etc.
3) Location of plumbing fixtures.
4) Plat plan showing location of building on site.
5) Footing, foundation, wall and roof detail.
6) Location of smoke detectors.
7) Size of doors and windows.

Plans will be retained by the Building Code Dept.

YARD CARD

Please display the yard card issued to you in a readily visible location at the job site. The card will need to be protected from the weather & accessible for the inspector to sign at the time an inspection is performed. If the card is destroyed or lost, please contact the Building Code Office to request a replacement card before continuing any work.

INSPECTIONS

A series of inspections **must** be made on the project during construction. It is the contractor's/builder's responsibility to schedule inspections by contacting the Building Code Office (864-445-4500 Ext 2262) at least 48 **hours in advance** of the required inspection. At times, the workload of the Building Code Office is such that we may not be able to schedule your inspection within 48 hours, so **please** consider calling as far in advance as possible to schedule. **No work is to be performed beyond the required inspection until the inspection is completed.**

Necessary inspections include:

1) **Footing inspection.** After footing is dug, all required reinforcement materials in place and all bulkheads, step-down, etc, in place & **before concrete is poured.**
2) **Foundation inspection.** When the foundation is complete, blocks grouted, anchors in place, vents as required, crawl space cleaned and graded.
3) **Rough-in inspection.** When home is framed, roofed, & electrical, plumbing & mechanical rough-ins are complete. **(before any sheetrock is installed)** A leak test on the drain & water supply system should be performed at this time.
4) **Permanent Power inspection.** Performed when home is insulated, sheetrock completed/finished, all cover plates on electrical devices installed, railings, handrails, plumbing fixtures installed. The site should be graded for proper drainage. If this inspection is approved, the Building Code Office will/may authorize the power company to place the electric meter on the home for completion of the home. The **final septic tank approval & well letter** must be submitted at this time.
5) **Certificate of Occupancy (CO) Inspection.** This inspection will result in a Certificate of Occupancy being issued to the builder. **Evidence of proper soil treatment for termite control** must be submitted to the Building Code Office.

- **Before** the inspector arrives at a requested inspection, the work you have requested to be inspected must be **100% complete** and **ready** to be inspected. A **$15.00** re-inspection fee will/may be imposed for work that is not ready for inspection when the inspector arrives & must be paid before rescheduling.