

**BASIC REQUIREMENTS FOR OBTAINING A PERMIT
YORK COUNTY**

2003 INTERNATIONAL BUILDING CODE

SEE: WWW.LLR.STATE.SC.US FOR ALL RELATED MODIFICATION

TOLL FREE : 1-800-922-7271

ROCK HILL OFFICE : 803-909-7200

RESIDENTIAL PERMITS : INTERNATIONAL RESIDENTIAL CODE
FOR ONE AND TWO FAMILY DWELLING WITH
SOUTH CAROLINA STATE MODIFICATIONS

COMMERICAL PERMITS : INTERNATIONAL BUILDING CODE
INTERNATIONAL PLUMBING CODE
INTERNATIONAL FUEL GAS CODE
INTERNATIONAL MECHANICAL CODE
INTERNATIONAL FIRE CODE

York County Building and Codes office is responsible for several functions of the York County Government team. These are ordinances that you would not think of being a part of a building permit process, but play a very important part of the permit process for York County.

The tree compliance, lake wylie buffer , floodplain management and erosion control are just a few which we monitor daily.

If you have any question pertaining to any of the information located in this booklet , please call the main office for our **“help desk 1-800-922-7271”** so that we may address your concerns.

Department contact telephone line: Zoning 803-909-7230; Stormwater Erosion and Control 803-684-8571; County Planner 803-909-7220; Sub-Division 803 909-7233;

Owner/contractors

South Carolina Law Section 40-59-260

South Carolina law allows an owner to apply for the exception under this section; also York County requires that an owner/contractor affidavit be filed with the original permit and original owners of the property. Please read the SC Law for further information.

Residential Specialty Contractors

“Residential specialty contractor” means an independent contractor who is not a licensed residential builder, who contracts with a licensed residential builder, general contractor, or individual property owner to do construction work, repairs, improvement, or reimprovement which requires special skills and involves the use of specialized construction trades or craft, when the undertakings exceed two hundred dollars and are not regulated by the provisions of Chapter 11. Residential specialty contracting includes the following areas of contracting and other areas as the commission may recognize by regulation:

- (a) plumbers;
- (b) electricians;
- (c) heating and air conditioning installers and repairers;
- (d) vinyl and aluminum siding installers;
- (e) insulation installers;
- (f) roofers;
- (g) floor covering installers;
- (h) masons;
- (i) dry wall installers;
- (j) carpenters;
- (k) stucco installers;
- (l) painters/wall paperers.

As used in this chapter, the terms defined in Section 40-1-20 have the same meaning as stated in that section.

The commission shall issue a residential specialty contractor’s license for which the applicant is qualified if, as a result of examination, the commission finds that the applicant is qualified to engage in residential specialty contracting in South Carolina. When the cost of an undertaking performed by a residential specialty contractor for an individual property owner exceeds five thousand dollars, the residential specialty contractor must obtain an executed bond with a surety in an amount approved by the commission.

Clarification of some department regulation regarding the life safety and the building code. Life Safety will always be a concern for all who builds a home, to sell or to retire in. Certain code issues are not clear as to their intent, some are as follows:

- Egress windows shall be installed in unfinished/unheated areas of a home, at least one window in an unfinished area shall meet the egress requirement for that room
- Unfinished, requires one light and convenience outlet, no additional outlets, hvac plumbing shall be installed in these areas, if you this occurs you may be asked to remove these fixtures or amend the permit to show finished area.
- Unfinished and unheated area is the same regarding basements and bonus rooms.

Required information to obtain a permit

- A sketch plan showing the size and dimension, all heated, unheated, porches, decks, bonus rooms, basement areas, all square footage should be indicated on the sketch plan(this is what your fee will be evaluated at)
- A plat or survey of your property
- Septic tank permit/ Paid tap fee receipt if on Public Utility
- Contractor information(sub-contractor information is required)

Building Inspections for Residential Construction

All but not limited to the following:

- Footing: Before concrete is placed in trench, check set-backs
- Compaction, Subgrade maybe required on all FILL material placed on lots
- Cut-lot verification: maybe required for lot that have been cut but still have residual soil conditions
- Sealed Foundation Survey: Unable to verify “Zoning” set back and buffer requirements (Lake Wylie Buffer Included)
- Engineer footing design: Not a typical footing design “Sealed Engineer” drawing
- Open Floor: Before floor sheathing is placed on floor system, Main beams and joist are in-place, Slab home do not need an open floor inspection
- Complete rough-in: After all trades have finished the rough-in. Framing Electrical, Plumbing, Mechanical (may include a gas test on the gas line)
- Insulation: All previous inspections must have an Approval before the project can continue.

- Gas Test: Any and all lines which supply “Natural” or “Propane” gas must have an inspection before service on that line.
- Slab: Prior to concrete placement slab must be inspected
- Plumbing Under Slab: Any plumbing installed under slab in single family or detached structure must have been approved before placement of concrete.
- Garage Slab: Any attached or detached garage must have been approved before placement of concrete.
- Temporary Power: All permits which require electrical service must have an approval. Minimum requirements for this inspection are panel box trimmed out, outlets and switches installed, safe entrance into the home (per code), approved septic or other public sewer approved for usage. Any and all fees which have accumulated though the course of the project.
- Field inspection: When things go bad, and you need guidance from our department
- Final or Certificate of Occupancy: All trades are complete; dwelling is ready to move into.

***Final approval from Erosion Control may be required on your project before a Final Inspection can be scheduled, if you are required to have Stormwater measures installed. Contact Erosion Control at 803-684-8571.

***If your project is located in the Fort Mill School District, you are required to have paid the **REQUIRED SCHOOL INPACT FEE** before Temporary Power will be scheduled.

***** **Scheduling of inspections:** *****

It is very important to follow this outline during the construction phases of your project for scheduling your inspection. We ask that you please call between 8:00am and 4:30pm Monday though Friday; we are open until 5:00pm each day and will take your inspection until 5:00pm for the following day (next day service). Please have your **PERMIT NUMBER, ADDRESS, and CONTRACTOR NAME** when calling to schedule an inspection. To schedule a specific time with your inspector, please call 1-800-922-7271 and have the above information ready the “**HELP DESK**” will assist you in talking with your inspector.

Septic Tank and Public Utilities approvals:

Our department does not issue or approve private septic tank permits nor does it approve any public utility for private dwelling i.e. water or sewer lines, our Zoning Department does issue a DEHC form for a perk test which is taken to the Department of Environmental Health for a Septic Tank Permit (803-909-7370).

Public Utilities are typically approved prior to issuing a permit and those Tap Fees paid in advance contact the York County Water and Sewer Department more detailed information regarding those fees. (803-628-3210)

***** Mobile Home Inspection *****

To schedule an inspection for your Mobile Home please call 24 hours in advance. All the items listed must be complete before you can schedule your inspection:

- Tie Downs installed
- Plumbing connected to an approved sewer system
- Water lines run to the home and connected
- Poly Vapor barrier installed over ground surface
- Underpinning complete with access door (see Zoning Regulation for type of material required)
- All landing at exit doors installed (minimum 3' x 3') at each exit
- Electrical service equipment (meter base and electrical panel outside) and all wiring complete to the inside of the home

*****Typical Deck Construction*****

All exterior deck construction shall be of a treated material or engineered wood product designed specifically for exterior application. Design criteria shall be designed for a minimum 40lbs/sq.ft. Load. Decks which are not "free standing" shall be connected with a minimum 1/2" (lag screws will be accepted for that method of attachment) placed a minimum 24" on center.

Decks less than 30" from grade are not required to have guardrails on place. Steps over 3 treads including the deck surface shall have a handrail in place minimum height is 36" in height from the step nosing.

4 x4 posts = 8' maximum height: Spacing depends on girder size for load bearing.

4 x 6 posts = 10' maximum height:

6 x 6 posts = 12' maximum height:

12' requires a minimum 8" x 8" for load bearing requirements.

- Post are required to be set in concrete or approved anchoring device on a concrete footing.
- Floor joist must bear on a ledger strip or properly sized joist hangers and nailed per the nailing requirement for the hanger.
- Guards are place at a minimum 36" in height above the deck surface with picket spacing not to exceed 4".

- All connections are to be bolted and or notched to provide a load bearing support for the girder above that point.