



PLANNING & DEVELOPMENT SERVICES

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COMMERCIAL NEW OR UP-FIT BUILDING INFORMATION GUIDE

CURRENT CODE MATERIAL:

2018 International Building, Plumbing, Mechanical, Fuel and Gas, Existing Building and Fire Codes (South Carolina versions), 2009 International Energy Conservation Code, 2017 International A117.1 Accessible and Usable Buildings and Facilities Code, and 2017 National Electrical Code

REQUIRED DOCUMENTATION FOR SUBMITTAL TO BE ACCEPTED AND DEEMED COMPLETE:

- One (1) digital copy of plans
 Online Plan Submittal – access the website at www.yorkcountygov.com/permitting
 Log in or create an account then select “Create Project”
- Architectural Summary Sheet or Appendix B included in plan
- Site plan
- Foundation plan
- Floor plan
- Framing Plan
- Building and wall sections
- HVAC system, plumbing system, electrical system specifications
- Handicap accessible requirements

If the occupancy classification of the building is Assembly, Institutional, Educational, Hazardous or the total building area is over 5,000 square feet, the following is required for submittal:

- A South Carolina licensed architect must seal the plans.
- A South Carolina licensed structural engineer must seal structural plans.
- A South Carolina licensed engineer for electrical, mechanical, and plumbing plans.

Special inspection details are required on the following items:

VERIFICATION OF SOILS	INSPECTION OF STRUCTURAL STEEL FABRICATORS
EXCAVATION AND FILL	STRUCTURAL MASONRY
PILINGS AND DRILLING PIERS	WELDING
MODULAR RETAINING WALLS	H.S. BOLTS AND STEEL FRAMING INSPECTION
REINFORCED CONCRETE	SPRAYED FIRE-RESISTANT MATERIALS
POST TENSION SLAB	EXT. INSULATION AND FINISH SYSTEM
PRE-CAST CONCRETE ERECTION	SEISMIC RESISTANCE
PRE-STRESSED CONCRETE	SMOKE CONTROL
DETENTION BASIN	INSPECTION OF PRE-CAST FABRICATION
SPECIAL CASES	

REVIEW PERIOD:

Up to ten (10) working days

CONTACTS:

Jennifer Culver – Commercial Plans Examiner/Deputy Building Official (803) 909-7208
 Jamie Catoe – Building Official (803) 909-7209

REQUIRED FEES:

New construction cost is calculated with the following ICC Building Valuation Data chart. The ICC Building Valuation Data chart will be updated July 1st of each year. The permit fee is calculated using Permit Fee Schedule once square footage cost is determined from the valuation data chart. A plan review fee is also added. The plan review fee is half of the permit fee. We accept total contract amount submittals on building up-fits only. Contract submittals should be submitted with a material cost list and labor cost. It must be notarized and signed by contractor and owner.

PERMIT FEE SCHEDULE CALCULATIONS:

\$500 – \$1,000	\$17 minimum
\$1,001 – \$50,000	\$7 per \$1,000 for each \$1,000 over the minimum
\$50,001 – \$100,000	\$360 for the first \$50,000 plus \$6 for each additional \$1,000
\$100,001 – \$500,000	\$660 for the first \$100,000 plus \$5 for each additional \$1,000 or fraction thereof
Over \$500,000	\$2,660 for the first \$500,000 plus \$4 for each additional \$1,000 or fraction thereof

PLAN REVIEW FEE: Half of the permit fee

ICC Building Valuation Data Chart:**Square Foot Construction Costs^{a, b, c}**

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	247.86	239.47	233.25	223.81	210.17	204.10	216.62	195.46	188.40
A-1 Assembly, theaters, without stage	227.10	218.71	212.49	203.05	189.41	183.34	195.86	174.70	167.65
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	229.69	221.30	215.08	205.64	192.37	187.27	198.45	177.66	170.60
A-3 Assembly, general, community halls, libraries, museums	192.20	183.81	176.59	168.15	153.51	148.44	160.96	138.80	132.75
A-4 Assembly, arenas	226.10	217.71	210.49	202.05	187.41	182.34	194.86	172.70	166.65
B Business	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
E Educational	209.90	202.64	196.82	188.34	175.49	166.60	181.86	153.45	148.75
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	335.53	328.23	321.81	312.65	296.45	N.P.	305.67	276.99	N.P.
I-2 Institutional, nursing homes	233.12	225.82	219.40	210.24	195.51	N.P.	203.26	176.05	N.P.
I-3 Institutional, restrained	227.71	220.41	213.99	204.83	190.84	183.78	197.85	171.37	163.02
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family ^d	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	84.66	79.81	74.65	71.30	64.01	59.80	68.04	50.69	48.30

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$22.45 per sq. ft.