

# Contractor Licensing Requirements

The State of South Carolina Code of Laws Title 40 Chapter 11- Contractors and Chapter 59- Residential Home Builders states that anyone performing general and mechanical construction must hold the proper state license for the type of work being performed. Both the owner and the contractor are subject to penalties for violations of the law.

## Commercial Construction

- Commercial work over \$5,000
  - o State of South Carolina General Contractors License. License classification must match the type of work being performed and financial group limit for the value of work being performed.
- Commercial work under \$5,000
  - o No license is required

## Residential Construction

- Residential work over \$5,000
  - o State of South Carolina General Contractors License
    - License classification must match scope of work and financial group limit for the value of work being performed
  - o State of South Carolina Residential Homebuilders License
  - o State of South Carolina Residential Specialty Contractor License
    - Has a bond with the Residential Builders Commission as the bond holder
    - Can only perform work covered by specialty license type
    - Cannot supervise any other contractors
- Residential work more than \$500 up to \$5,000
  - o State of South Carolina General Contractors License
  - o State of South Carolina Residential Homebuilders License
  - o State of South Carolina Residential Specialty Contractor License
    - Can only perform work covered by specialty license type
    - Cannot supervise any other contractors

## Electrical, Mechanical, and Plumbing Installation

- Residential work over \$500
  - o State of South Carolina Mechanical Contractors License
    - License classification must match scope of work and financial group limit for the value of work being performed
  - o State of South Carolina Residential Homebuilders License (RBB)
  - o State of South Carolina Residential License for the type of work being performed
    - For work greater than \$5,000, must have a bond on file with the Residential Builders Commission as the bond holder
- Commercial work over \$5,000
  - o State of South Carolina Mechanical Contractors License
    - License classification must match scope of work and financial group limit for the value of work being performed

## Gas Installation

### Natural Gas Installations

- Residential work over \$500
  - o Gas lines for HVAC units:
    - State of South Carolina Mechanical Contractors License for HVAC- PK, HT, or AC, or Plumbing- PB
    - State of South Carolina Residential Homebuilders License (RBB)
    - State of South Carolina Residential License with the specialty of HVAC
  - o Gas grills, stoves, other cooking equipment:
    - State of South Carolina Mechanical Contractors License for Plumbing- PB
    - State of South Carolina Residential Homebuilders License (RBB)
    - State of South Carolina Residential License with the specialty of HVAC or Plumbing
  - o Heating appliances (i.e. gas logs, space heaters, fireplaces):
    - State of South Carolina Mechanical Contractors License for HVAC- PK, HT or AC, or Plumbing- PB
    - State of South Carolina Residential Homebuilders License (RBB)
    - State of South Carolina Residential License with the specialty of HVAC or Plumbing
  - o Pool Heaters:
    - State of South Carolina Mechanical Contractors License for Plumbing- PB
    - State of South Carolina Residential Homebuilders License (RBB)
    - State of South Carolina Residential License with the specialty of HVAC or Plumbing
- Commercial work over \$5,000
  - o Gas lines for HVAC units:
    - State of South Carolina Mechanical Contractors License for HVAC- PK, HT, or AC, or Plumbing- PB
  - o Gas grills, stoves, or other cooking equipment:
    - State of South Carolina Mechanical Contractors License for Plumbing- PB
  - o Heating appliances (i.e. gas logs, space heaters, fireplaces)
    - State of South Carolina Mechanical Contractors License for HVAC- PK, HT, or AC, or Plumbing- PB
  - o Pool Heaters:
    - State of South Carolina Mechanical Contractors License for Plumbing- PB, or Swimming Pool- SP

### LP (Liquefied Petroleum) Gas Installations

Regulated by the SC LP Gas Board, not State Fire. Must be a licensed LP Gas Installer (LPI on license) or LP Gas Dealer (LPD on license) and the Employee (LPE) is essentially a "PQP" like with contractors. ONLY a licensee with the LP Gas Board can perform the work below. The main difference in the two licenses is that a dealer can transport propane and installer cannot. If there is an appliance involved that is LP, they do not need a mechanical contractor or RBC licensee, their license covers everything related to the LP Gas System.

#### SECTION 40-82-20. Definitions.

As used in this chapter:

(4) "Dealer" means a person engaging in the installation of liquefied petroleum gas systems or in the manufacture, distribution, sale, storing, or transporting by tank truck, tank trailer, or container of liquefied petroleum gases or engaging in installing, servicing, repairing, adjusting, disconnecting, or connecting appliances to liquefied petroleum gas systems and containers.

(5) "Installer of appliances and equipment" means a person engaging in the business of installing, servicing, repairing, adjusting, disconnecting, or connecting appliances and equipment to liquefied petroleum gas systems or containers.

**For more information about state contractor licensing, visit the SC Department of Labor,  
Licensing and Regulation at <https://llr.sc.gov/>.**