**FAIRFIELD COUNTY**

**PLANNING, BUILDING AND ZONING OFFICE**

**Post Office Drawer 60**

**Winnsboro, SC 29180**

**(803)712-6596 Fax (803)635-0114**

**MEMO**

To: ALL APPLICANTS

From: Chris Clauson, Community Development Director

Date: March 22, 2018

Re: APPLICATION FOR BUILDING PERMITS- RESIDENTIAL, RESIDENTIAL ACCESSORY AGRICULTURAL BUILDINGS, AND RESIDENTIAL ADDITIONS.

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**No application for a building permit will be accepted and processed until all information has been submitted. A minimum of five (5) business days are required for reviewing an application for residential permits.**

In order to apply for a building permit you **must** have the following information:

1. Name, address, and telephone # of the property owner(s)
2. Name(s), address (s), telephone #(s), and license number(s) of the contractor. A copy of the current SC State Contractor Card for the contractor must be submitted as well.\*
3. Legal description of the property, Tax Map Number of the property, property area, # and type of buildings on the property. This is to be provided by submitting a copy of property appraisal card of the property from the Tax Assessor’s Office. The Tax Assessor’s Office is located at:

Fairfield County Courthouse

Winnsboro, SC 29180

(803)712-6520 Fax: (803)635-2767

1. Copy of Certificate of Zoning Compliance. You may obtain this from our office:

Planning, Building and Zoning Department

117 S. Congress St.

Winnsboro, SC 29180

(803)712-6596 Fax: (803)635-0114

1. If new construction, a copy of the septic tank permit from SC DHEC or letter from utility supplying sewer service that you have applied and **been accepted** as a customer. You may contact DHEC at (803)896-0620 concerning septic tank/waste water permits.
2. If the water is to be supplied by a water utility company instead of by well, a copy of a letter from utility supplying water service that you have applied and **been accepted** as a customer.
3. Copy of 911 address. You may obtain your 911 address from the following office:

Fairfield County Emergency Management/ E-911Department

Fairfield County Administration Complex

350 Columbia Rd.

Winnsboro, SC 29180

(803) 635-5505 Fax: (803)712-6480

**You are required by County Ordinance to post this address within 15 days of issuance of the address by the 911 Addressing Offices. The property must also be properly posted before you call for first inspection. If not properly posted, inspection may not be done until it is posted.**

1. Two sets of construction plans including a plat and/or site plan with date and scale that meet the requirements of Section 7.3-16 of the Land Management Ordinance. (i.e. shape and dimensions of the lot; size, height and location of existing and proposed buildings and structures including proposed setbacks from property lines; existing and intended use of each building or part of building; location of floodplain and wetland areas on property, if any; **A grading permit is required prior to any land disturbing activity. The application for a grading permit must be accompanied by a Site Preparation Planning accord with Best Management Practices (BMPs) for Site Preparation found in the Best Management Practices Handbook of the SC Forestry Commission**.
	1. The attached List of Subcontractors and Specialty Contractors must be filled out with all required information (names, addresses, telephone numbers, license numbers, and field of license category). Copies of current SC State Contractor

Cards must be submitted for each subcontractor and specialty contractor as well.

* 1. The person applying must be the contractor as registered by the South Carolina

LLR or have written authority to apply in the contractor’s behalf.

**GENERAL INFORMATION FOR ALL PERMITS**

No application for a building permit will be accepted and processed until all information has been submitted.

The Minimum Building Codes for Fairfield County are the International Building Code, International Plumbing Code, International Mechanical Code, International Fire Code, International Fuel Gas Code and the International Residential Code for One and Two Family Dwellings. Accessibility requirements must meet ICC/ANSI A117.1.

**IMPORTANT**

Section 10.18 of the Fairfield County Land Management Ordinance (ordinance No. 599) makes it unlawful to use or occupy or permit the use or occupancy of any building (including manufactured homes) or premises, or both, or parts thereof created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a CERTIFICATE OF ZONING COMPLIANCE has been issued by the Fairfield County Planning, Building and Zoning Department. No permit for erection, alteration, moving or repair of any building nor any manufactured home license shall be issued until an application has been made for a CERTIFICATE OF ZONING COMPLIANCE, and the CERTIFICATE OF ZONING COMPLIANCE has been issued and Conditional Uses satisfied by the Fairfield County Planning, Building and Zoning Department.

**Before any building permits or manufactured home licenses can be issued for any property in the 100 year flood area, a FEMA Flood Elevation Certificate, with all parts correctly completed with surveyor’s original seal and signature must be presented. In general, if your property is on Lake Wateree, part of your property is in the 100 year flood area and a FEMA Flood Elevation Certificate is required. Contact our office at (803) 712-6596 for specific information.**

**The South Carolina Contractor’s Licensing Act requires work to be performed by licensed contractors unless the work to be performed falls under one of the following categories:**

* + 1. The total cost of construction is less than $5000.00;
		2. The property will be used solely by the owner and his immediate family as a residence for a period of at least two years;
	1. For nonresidential projects, work performed by the owner is limited to nonstructural and non-mechanical portions of the project, or;
	2. The project is a wood-framed farm building less than five thousand square feet used

 solely for livestock or storage.

However, the South Carolina Contractor’s Licensing Act and the Residential Home Builders Act requires that anyone you hire or contact to do any or all portion of the work must be registered by the State of South Carolina in the appropriate category. Violation of these provisions is a misdemeanor and punishable by fine and /or imprisonment.

South Carolina requires all buildings, structures and building systems constructed in the State of South Carolina must be designed and sealed by licensed architects, licensed engineers, or a combination of licensed architects and engineers except that the following are exempt from this requirement:

1. A building which is to be used for farm purposes only;
2. A building less than three stories high containing less than five thousand square feet of total area, except buildings of assembly, institutional, educational, and hazardous occupancies as defined by the Building Code, regardless of area;
3. Alterations to any building to which the exemptions apply, unless the alterations increase the areas and capacities beyond the limits of the exemption or affect the structural safety of the building;
4. The requirement for a licensed architect does not apply to a detached single family or two family dwelling, as defined in Group R-3 of the Building Code regardless of size, with each unit having a grade level exit and any sheds, storage buildings and garages incidental thereto.

**CONSTRUCTION WITHIN THE 100 YEAR FLOOD ELEVATION**

For all structures /buildings within the 100 year flood elevation, the bottom of the lowest finished floor must be a minimum of twelve (12) inches above the 100 year flood elevation.

In accordance with FEMA National Floodplain Management Regulations, any part of the structure / building below the 100 year flood elevation can be used for storage only.

For all fully enclosed areas below the 100 year flood elevation, a minimum of two non-closeable hydrostatic pressure relief vents must be installed. The total **open area** of the vents must be no less than one (1) square inch for every square foot of enclosed area subject to flooding. The bottom of each such vent must be within twelve (12) inches above grade. The vent may be equipped with screens, louvers or other covering or devices provided that they permit the automatic entry and exit of flood waters.

All mechanical and utility equipment are required to be elevated above the 100 year flood elevation except where such mechanical and utility equipment (electrical, plumbing, air conditioning, ventilation, or other service facilities) below the 100 year flood elevation are designed and constructed so as to prevent water from entering or accumulating within the components during flooding.