

**SOUTH CAROLINA BUILDING CODES COUNCIL**  
**Synergy Business Park, Kingstree Building**  
**110 Centerview Drive, Kingstree Building, Room 108**  
**Columbia, South Carolina 29210**  
**Minutes**

**Wednesday, August 27, 2008**

**10:30 a.m.**

**Call to Order**

Gregory Parsons, Vice-Chairman, announced that public notice of the meeting was properly posted on the bulletin boards at the main entrance of the Kingstree Building and by notice mailed to all requesting persons, organizations and news media in accordance with §30-4-80 of the South Carolina Freedom of Information Act.

Vice-Chairman Parsons called the regular meeting of the Building Codes Council to order at 10:30 a.m. Council members present for the meeting included: Ernest F. Dorsey, Lloyd Schumann, Richard Sendler, Frank Hill, William McDowell, Gable Stubbs, Van McAlister, Thomas Brock, Chris Cullum, John White and James Ham.

Staff members participating in the meeting included: Sheridan Spoon, Deputy General Counsel, Gary Wiggins, Administrator, Jennie Meade, Administrative Assistant and Angela Scott, Administrative Assistant.

Others present participating in the meeting included: Mark Dillard, Rich Palmer, Don Brown, Brian Pietras, Douglas Smits, Bruce Boulineau, Les Zielke, Allen Hutto, Ward Braswell, Harry Driggers, Roland Temple, Robert Harkins, Melissa Hopkins, Mark Nix, Georgia Toney, Darbis Briggman, Bob Klein, Steve Smith, Buddy Skinner, Ronald Brewer, Anthony Rivera, Amanda Loach, Melissa Berry, Rick Hallman, John Wasson, Vaughn Wicker and Matt Sigler.

**Approval of Agenda**

**Motion**

Mr. Hill moved to approve the agenda. Mr. Dorsey seconded the motion, which carried unanimously.

**Approval of Minutes: Wednesday, May 28, 2008**

**Motion**

Mr. Sendler moved to approve the Wednesday, May 28, 2008, meeting minutes as presented. Mr. McDowell seconded the motion, which carried unanimously.

**Excused Absence**

**Motion**

Mr. Dorsey moved to grant an excused absence for Mr. Frank Hodge. Mr. Hill seconded the motion, which carried unanimously.

**Vice-Chairman's Remarks**

None

**Administrator's Remarks**

**IRC Implementation Update** – Mr. Wiggins presented the following summary of issues affecting the implementation of the 2006 International Residential Code (IRC).

- Budget Proviso 182 required The Department of Labor, Licensing and Regulations to utilize One Hundred Thousand (\$100,000) Dollars to contract with Clemson University's and the Citadel to determine the validity of the wind and seismic requirements in the 2006 IRC for single family residences in South Carolina. In addition, the implementation of the 2006 IRC was delayed until June 30, 2009.
- The Budget Consolidation Act amended §6-9-135 of the Building Codes Council's Practice Act, allowing adoption of the 2006 IRC by local jurisdictions that could meet three criteria:

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- ❖ The jurisdiction must be “coastal;”
- ❖ The jurisdiction must participate in the FEMA Community Rating System (CRS); and,
- ❖ The jurisdiction must know that it will be retrograded to a lower classification.

He went on to say that an e-mail was issued on July 31, 2008, by Mr. Bill Lesser, CRS Program Coordinator, stating that no CRS class retrogrades will occur in South Carolina during the October, 2008, evaluation cycle.

Mr. Sendler asked if staff had a copy of the contract. Mr. Wiggins stated he did not.

Mr. Nix stated that committee should receive the first draft by March 1, 2009, and that Mr. Scott Schiff, Clemson University and Mr. Tim Mayes of the Citadel would be heading up this committee. Council asked staff to request Mr. Schiff and Mr. Mayes to provide an update at it’s next meeting.

**Code Enforcement Officer Continuing Education** – Mr. Wiggins explained that online registration for the code enforcement officer provisional licensing classification started in June, 2008. He went on to say, starting with the 2009 registration cycle, online registration for the remainder of code enforcement officer classifications will be available.

Mr. Wiggins said, as part of the present reregistration process, continuing education is verified by the registrant submitting a hard copy of the Continuing Education Verification Form with the registration application. He stated with online reregistration, however, submission of the Continuing Education Verification Forms at the time of application will not be possible. He further stated, to satisfy the requirement for proof of required continuing education for registration renewal, staff will perform an audit on all registrants after the new registration is issued.

Mr. Sendler asked if people who did not tell the truth on their application be penalized.

Mr. Stubs asked if the tracking will be performed by an independent agency.

Vice-Chairman Parsons asked if the audits are one hundred percent accurate.

Mr. Wiggins stated that the licensing database is located at LLR and staff would be performing all the audits and tracking and they will be accurate.

**Old Business**

None

**New Business**

Proposed Code Enforcement Officer Statute Amendments – Mr. Wiggins explained that at its last meeting, Council approved a statutory amendment to the provisional registration section in the Code Enforcement Officers Practice Act. He went on to say that staff reviewed the balance of the Act and found additional sections that needed to be updated and asked Council to review the proposed amendments (a copy is included and made part of these minutes).

**Motion**

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After review and discussion, Mr. Brock made a motion, to accept the proposed amendments for further review and consideration at the next Council meeting. Mr. Dorsey seconded the motion and the vote was unanimous.

**Modular Building Installation – Home Builders Association of South Carolina** – Vice-Chairman Parsons recognized Mrs. Georgia Toney, Vice Chair of the South Carolina Homes Builders Association. Mrs. Toney stated that the request is to allow residential builders to set commercial modular buildings, to be used as construction and sale offices on their own projects.

Mr. Wiggins stated; to accomplish what is being requested would require an amendment to the Contractors Licensing Board's Practice Act. He went on to say the Contractors Licensing Board's Practice Act is currently in the process of being updated and the amendment to allow residential builders to install commercial modular offices can easily be included. He said since the Modular Building Construction Act is under the auspices of the Building Code Council, the Contractors Licensing Board may be reluctant to incorporate language that would address installation of commercial modular buildings without the Council's endorsement. Mr. Wiggins said the request to Council therefore, is to endorse language to be added to the Contractors Licensing Board's Practice Act.

Mr. John Wasson, City of Greenville stated, as the law is written Residential Builders are not allowed to build detached garages. He said before Council approves an amendment it should include language to allow residential builders to build garages associated with residential buildings.

**Motion**

After further discussion, Mr. Dorsey made a motion, asking staff, the Home Builders Association and Building Officials to modify the proposed amendment to include building size and time limitations for modular buildings to remain on site and add language to allow residential builders to build garages. Mr. Dorsey asked the item to be placed on the agenda for the next meeting. Mr. Hill seconded the motion, which carried with three nay votes.

**Public Comments**

Vice-Chairman Parsons opened the floor for public comments.

**Breaks** – Mr. Sendler recommended that Council have restroom and lunch breaks during hearings.

**Continuing Education** – Mr. Darbis Briggman, Building Official for the City of North Charleston asked if the State requires continuing education for contractors. Mr. Hill stated that the Mechanical Contractor's Association is trying to require continuing education.

**Date of Next Meeting**

The next Council meeting is scheduled for Wednesday, November 19, 2008, in conference room 108.

**Adjournment**

Mr. Stubbs moved the meeting be adjourned. Mr. Sendler seconded the motion, which carried unanimously.

The August 27, 2008, meeting of the South Carolina Building Codes Council was adjourned at 12:30 p.m.