2024 International Building Code
South Carolina Building Codes Council
Study Committee Recommendations

2024 Code Modifications (IBC)	New/Continuation	Study Committee Vote/Date
[A] 101.4.7 Existing Buildings	Continuation	Approved, 5/20/2025
[A] 105.7 Placement of permit	New from Carolinas Associated General Contractors	No vote, referred to Council, 8/11/2025
[A] 107.3.1 Approval of construction documents	New from Carolinas Associated General Contractors	No vote, referred to Council, 8/11/2025
202 Definitions Vapor Retarder, Ground Contact Primitive Camp Structure	Continuation	Approved, 5/20/2025
303.4 Assembly Group A-3	Continuation	Approved, 5/20/2025
312.1 General	Continuation	Approved, 5/20/2025
706.1 General	Continuation	Approved, 5/20/2025
1010.2.13 Controlled egress doors in Group I-1, I-2 and I-4 (Adult Day Care Occupancy Only) {IFC Section 1010.2.13 Controlled egress doors in Group I-1, I-2 and I-4 (Adult Day Care Occupancy Only)}	Continuation	Approved, 5/20/2025
1016.2 Egress through intervening spaces {IFC Section 1016.2 Egress through intervening spaces}	Continuation	Approved, 5/20/2025
1612.2 Design and construction	New from Georgetown County	Disapproved, 8/11/2025
1612.4 Flood hazard documentation	New from Georgetown County	Disapproved, 8/11/2025
1803.2 Investigations required	Continuation	Approved, 5/20/2025
1907.4 Vapor retarder	Continuation	Approved, 5/20/2025
2303.2.3 Other means during manufacture	Continuation	Approved, 5/20/2025

[P] 2902.1.1 Fixture calculations {IPC Section 403.1.1 Fixture calculations}	Continuation	Approved, 5/20/2025
[P] 2902.2 Separate facilities {IPC Section 403.2 Separate facilities}	Continuation	Approved, 5/20/2025
Appendix H Signs	Continuation	Approved, 5/20/2025

2024 International Residential Code
South Carolina Building Codes Council
Study Committee Recommendations

2024 Code Modifications (IRC)	New/Continuation	Study Committee Vote/Date
R202 Definitions – Accepted Engineering Practice	Continuation	Approved, 5/20/2025
R202 Definitions – Crawl Space	Continuation	Approved as revised, 8/11/2025
R202 Definitions R.310.3 Location R314.1 General Section R315 Sleeping Lofts R319.1 Emergency escape and rescue opening required	New from HBA of SC	Approved as revised, 8/11/2025
R301.2.1 Wind design criteria	Continuation	Approved as revised, 8/11/2025
R301.2.2 Seismic provisions	New from HBA of SC	Approved, 8/11/3015
R301.2.2.1 Determination of seismic design category	Continuation	Approved as revised, 8/11/2025
R302.1 Exterior Walls	Continuation	Approved, 5/20/2025
R302.1 Exterior Walls	Continuation	Approved, 5/20/2025
R302.2.7 Meter Location	New from HBA of SC	Approved as revised, 8/11/2025
R302.4.1 Through penetrations	Continuation	Approved, 5/20/2025
R302.5.1 Opening protection	Continuation	Approved, 5/20/2025
R302.13 Fire protection of floors	Continuation	Approved, 5/20/2025
R304.1.1 Field treatment	Continuation	Approved, 5/20/2025
305.1 Subterranean termite control methods	Continuation	Approved, 5/20/2025
R305.4 Foam Plastic Protection	Continuation	Approved as revised, 8/11/2025
R305.5 Termite inspection strip	Continuation	Approved, 5/20/2025
R306 Flood-Resistant Construction	New from Georgetown County	Disapproved, 8/11/2025
R306.1 General	Continuation	Disapproved, 8/11/2025
R306.1 General	New from HBA of SC	Approved as revised, 8/11/2025
R309 Automatic Sprinkler Systems	Continuation	Approved as revised, 5/20/2025

R310.3 Location	New from HBA of SC	Withdrawn, 8/11/2025
R316.3 Story above grade plane	Continuation	Approved as revised, 8/11/2025
R316.3 Story above grade plane	New from HBA of SC	No vote, combined hearing took place with continuation.
R316.3 Story above grade plane	New from BOASC	No vote, combined hearing took place with continuation.
R318.3.1 Floor elevations at the required egress doors	New from HBA of SC	Approved, 8/11/2025
R318.7.5.1 Risers	Continuation	Approved, 5/20/2025
R321.1.1 Where required	Continuation	Approved, 5/20/2025
R321.2 Window fall protection	Continuation	Approved, 8/11/2025
R325.3 Mechanical ventilation	Continuation	Approved, 5/20/2025
Figure R327.1 Minimum Fixture Clearances	Continuation	Approved, 5/20/2025
R404.1.9.2 Masonry piers supporting floor girders	Continuation	Approved, 5/20/2025
R408.3 Unvented crawl space	Continuation	Approved as revised, 8/11/2025
R408.3 Unvented crawl space (adds to IRC 2021-32)	Continuation	Approved as revised, 8/11/2025
R408.4 Access	Continuation	Approved, 5/20/2025
R408.8 Under-floor vapor retarder	Continuation	Approved, 5/20/2025
R502.12.4 Truss design drawings	Continuation	Approved, 5/20/2025
R506.3.3 Vapor retarder	Continuation	Approved, 5/20/2025
R606.7 Piers	Continuation	Approved, 5/20/2025
R802.10.1 Truss design drawings	Continuation	Approved, 5/20/2025
Table R905.1.1(2) Underlayment application	New from HBA of SC	Approved, 8/11/2025
R905.2.8.5 Drip Edge	Continuation	Approved, 5/20/2025
Chapter 11 Energy Efficiency	Continuation	Approved, 5/20/2025
M1411.9.1 Auxiliary and secondary drain systems	New from HBA of SC	Approved, 8/11/2025
M1411.12 Insulation of refrigerant piping	Continuation	Approved, 5/20/2025
M1411.15 Locking access port caps	Continuation	Approved, 5/20/2025
M1502.3 Duct termination	Continuation	Approved, 5/20/2025
M1502.4.2 Duct Installation	Continuation	Approved, 5/20/2025

M1502.4.6 Duct length	Continuation	Approved, 5/20/2025
M1503.6 Makeup air	Continuation	Approved as revised, 5/20/2025
M1504.3 Exhaust Openings	Continuation	Approved, 5/20/2025
M1601.4.1 Joints, Seams and Connections	Continuation	Approved, 5/20/2025
G2415.17.1 (404.17.1) Limitations	New from Omega Flex, Inc.	Approved, 8/11/2025
G2418.2 Design and installation	Continuation	Approved, 5/20/2025
P2503.5.1 Rough plumbing	New from HBA of SC	Approved, 8/11/2025
P2503.6 Shower liner test	Continuation	Approved, 5/20/2025
P2503.6 Shower liner test	Continuation	Disapproved, 8/11/2025
P2503.6 Shower liner test	New from HBA of SC	Approved, 8/11/2025
P2603.2.1 Protection against physical damage	Continuation	Approved, 5/20/2025
P2603.5 Freezing	Continuation	Approved, 5/20/2025
P2603.5 Freezing	Continuation	Approved, 5/20/2025
P2705.1 General	Continuation	Approved, 5/20/2025
P2705.1 General	New from HBA of SC	Approved, 8/11/2025
P2708.4 Shower control valves	Continuation	Approved, 5/20/2025
P2713.3 Bathtub and whirlpool bathtub valves	Continuation	Approved, 5/20/2025
P2903.10.3 Fixture valves and access	New from HBA of SC	Approved, 8/11/2025
P2903.11 Hose bibb	Continuation	Approved, 5/20/2025
P2904.2.4.2.1 Additional requirements for pendant sprinklers	Continuation	Approved, 5/20/2025
E3601.7.3 Metering centers {NEC 230.71(A)}	New from HBA	Approved as revised, 8/11/2025
E3606.5 Surge protection	Continuation	Approved, 5/20/2025
E3606.5 Surge protection	New from NEMA	Disapproved, 8/11/2025
E3702.2 Branch-circuit ampere rating E3702.3 Ten-ampere branch circuits	New from HBA	Approved as revised, 8/11/2025
E3802.4 In unfinished basements	Continuation	Approved, 5/20/2025

E3901.4.2 Island and peninsular countertops and work surfaces	Continuation	Disapproved, 8/11/2025
E3901.4.2 Island and peninsular countertops and work surfaces E3901.4.3 Receptacle outlet location	New from HBA of SC	Approved as revised, 8/11/2025
E3902 Ground-Fault and Arc-Fault Circuit-Interrupter Protection	Continuation	Approved, 5/20/2025
E3902 Ground-Fault and Arc-Fault Circuit-Interrupter Protection	New from HBA of SC	Withdrawn, 8/11/2025
E3902 Ground-fault and Arc-Fault Circuit-Interrupter Protection	New from HBA of SC	Withdrawn, 8/11/2025
E3902.5 Basement receptacles	Continuation	Approved, 5/20/2025
E3902.12 Specific appliance outlets	New from HBA of SC	Approved as revised, 8/11/2025
E3902.21 Arc-fault circuit-interrupter protection	Continuation	Approved, 5/20/2025
E3902.21 Arc-fault circuit-interrupter protection	New from NEMA	Withdrawn, 8/11/2025
E4002.11 Bathtub and shower space	New from HBA of SC	Approved, 8/11/2025
E4002.14 Tamper-resistant receptacles	Continuation	Approved, 5/20/2025
E4002.14 Tamper-resistant receptacles	New from NEMA	Disapproved, 8/11/2025
Chapter 44 Referenced Standards	Continuation	Approved, 5/20/2025
Appendix BF Patio Covers	Continuation	Approved, 5/20/2025
Appendix BO Existing Buildings and Structures	Continuation	Approved, 8/11/2025
Appendix BB Tiny Houses	Continuation	Approved, 5/20/2025

2024 International Fire Code
South Carolina Building Codes Council
Study Committee Recommendations

2024 Code Modifications (IFC)	New/Continuation	Study Committee Vote/Date
202 General Definitions – Primitive camp structure	Continuation	Approved, 5/20/2025
202 General Definitions – Recreational fire	Continuation	Approved, 5/20/2025
[BG] 203.2.8 Assembly Group A-3 {IBC Section 303.4 Assembly Group A-3}	Continuation	Approved, 5/20/2025
315.3.3 Equipment rooms	Continuation	Approved, 5/20/2025
503.1.2 Additional access	Continuation	Approved, 5/20/2025
503.1.2.1 One- or two-family dwelling residential developments having less than 50 units & 503.1.2.2 Future development	Continuation	Approved, 5/20/2025
503.2.1 Dimensions	Continuation	Approved, 5/20/2025
507.1 Required water supply	Continuation	Approved, 5/20/2025
507.5.1 Where required	Continuation	Approved, 5/20/2025
507.5.1.1 Hydrant for standpipe systems	Continuation	Approved, 5/20/2025
507.5.4 Obstruction	Continuation	Approved, 5/20/2025
606.3.3.2 Grease accumulation	New for Midlands Fire Marshal Association	Approved, 8/12/2025
607.1 General	Continuation	Approved, 5/20/2025
901.6.3 Records	Continuation	Approved, 5/20/2025
904.14 Commercial cooking systems	New from Midlands Fire Marshal Association	Approved, 8/12/2025

907.6.5 Access	Continuation	Approved, 5/20/2025
1010.2.13 Controlled egress doors in Group I-1, I-2 and I-4 (Adult Day Care Occupancy Only) {IBC Section 1010.2.13 Controlled egress doors in Group I-1, I-2 and I-4 (Adult Say Care Occupancy Only)}	Continuation	Approved, 5/20/2025
1016.2 Egress through intervening spaces {IBC Section 1016.2 Egress through intervening spaces}	Continuation	Approved, 5/20/2025
1032.11 Maintenance of the listed occupancy load signage	New from Midlands Fire Marshal Association	Approved, 8/12/2025
1103.8.1 Where required	New from Midlands Fire Marshal Association	Approved, 8/12/2025
2303.2 Emergency disconnect switches	New from Midlands Fire Marshal Association	Approved, 8/12/2025
2303.2.2 Testing	Continuation	Approved, 5/20/2025
2304.3.6 Communications	New from Midlands Fire Marshal Association	Approve as revised, 8/12/2025
2305.5 Fire extinguishers	Continuation	Approved, 5/20/2025
2307.4 Location of dispensing operations and equipment	Continuation	Approved, 5/20/2025
2307.7 Public fueling of motor vehicles	Continuation	Approved, 5/20/2025
4106.6 Clearance requirements	Continuation	Approved, 8/12/2025
4106.6 Clearance requirements	New from Midlands Fire Marshal Association	Disapproved, 8/12/2025
6101.1 Scope	Continuation	Approved, 5/20/2025
6104.2 Maximum capacity within established limits	New from Southeast Propane Alliance (SEPA)	Approved, 8/12/2025

6106.1 Attendants	Continuation	Approved, 5/20/2025
6107.3 Clearance to combustibles	New from Southeast Propane Alliance (SEPA)	Approved, 8/12/2025
6107.4 Protecting containers from vehicles	Continuation	Approved, 5/20/2025
6109.13 Protection of containers	Continuation	Approved, 5/20/2025
6110.1 Removed from service	Continuation	Disapproved, 8/12/2025
6110.1 Removed from service	New from Southeast Propane Alliance (SEPA)	Approved, 8/12/2025
6111.2.1 Near residential, educational and institutional occupancies and other high-risk areas	Continuation	Approved, 5/20/2025
6111.2.1 Near residential, educational and institutional occupancies and other high-risk areas (Adds to prior continued modification)	New from Southeast Propane Alliance (SEPA)	Approved, 8/12/2025

2024 Code Modifications (IPC)	New/Continuation	Study Committee Vote/Date
202 General Definition – Drinking Fountain	Continuation	Approved, 5/20/2025
202 General Definitions – Bottle-filling Station	Continuation	Approved, 5/20/2025
202 General Definitions – Water Cooler	Continuation	Approved, 5/20/2025
202 General Definitions – Water Dispenser	Continuation	Approved, 5/20/2025
Table 403.1 Minimum Number of Required Plumbing Fixtures	Continuation	Approved, 5/20/2025
403.1.1 Fixture calculations {IBC Section [P] 2902.1.1 Fixture calculations}	Continuation	Approved, 5/20/2025
403.2 Separate facilities {IBC Section [P] 2902.2 Separate facilities}	Continuation	Approved, 5/20/2025
410.4 Substitution	Continuation	Approved, 5/20/2025

2024 International Mechanical Code
South Carolina Building Codes Council
Study Committee Recommendations

2024 Code Modifications (IMC)	New/Continuation	Study Committee Vote/Date
504.9.2 Duct installation	Continuation	Approved, 5/20/2025
Table 1103.1 Refrigerant Classification, Amount and OEL	Continuation	Disapproved, 5/20/2025
Table 1103.1 Refrigerant Classification, Amount and OEL	New from Daikin Comfort Technologies Manufacturing, Inc.	Approved, 8/12/2025
1104.3.1 Air conditioning for human comfort	Continuation	Disapproved, 8/12/2025
1109.2.5 Refrigerant pipe shafts	New from Johnson & Associates Consulting Services	Approved, 8/12/2025. Combined hearing took place with new modification request from Poole and Poole Architecture.
1109.2.5 Refrigerant pipe shafts	New from Poole and Poole Architecture	Disapproved, 8/12/2025
1109.2.5 Refrigerant pipe shafts	New from Daikin Comfort Technologies Manufacturing, Inc.	Withdrawn, 8/12/2025
1109.3.2 Shaft ventilation	New from Daikin Comfort Technologies Manufacturing, Inc.	Disapproved, 8/12/2025
1109.3.2 Shaft ventilation	New from Daikin Comfort Technologies Manufacturing, Inc.	Approved as revised, 8/12/2025
Chapter 15 Referenced Standards	Continuation	Disapproved, 8/12/2025

2024 Code Modifications (IFGC)	New/Continuation	Study Committee Vote/Date
401.9 Identification	Continuation	Approved, 5/20/2025
401.10 Third-party testing and certification	Continuation	Approved, 5/20/2025
404.17.1 Limitations {IRC Section G241517.1 (404.17.1) Limitations}	New from Omega Flex, Inc.	Approved, 8/11/2025
407.2 Design and installation	New from Omega Flex, Inc.	Disapproved, 8/12/2025
[F] 412.4 Listed Equipment	Continuation	Approved, 5/20/2025
[F] 412.6 Location	Continuation	Approved, 5/20/2025
412.8.3 Vehicle impact protection	Continuation	Approved, 5/20/2025
412.19 Public fueling of motor vehicles {IFC Section 2307.7 Public fueling of motor vehicles}	New from Southeast Propane Association	Withdrawn, 8/12/2025
412.10 Private fueling of motor vehicles	Continuation	Approved, 5/20/2025
505.1.1 Commercial cooking appliances vented by exhaust	Continuation	Approved, 5/20/2025

2023 Code Modifications (NEC)	New/Continuation	Study Committee Vote/Date
210.8(A) Dwelling Units	Continuation	Approved as revised, 5/20/2025
210.8(A) Dwelling Units	New from National Electrical Manufacturers Association A	Disapproved, 8/12/2025
210.8(A) Dwelling Units	New from National Electrical Manufacturers Association	Disapproved, 8/12/2025
210.8(F) Outdoor Outlets	Continuation	Approved as revised, 8/12/2025
210.12(B) Dwelling Units	Continuation	Approved as revised, 8/12/2025
210.12(B) Dwelling Units	New from National Electrical Manufacturers Association	Withdrawn, 8/12/2025
230.67 Surge Protection	Continuation	Disapproved, 8/12/2025
230.67 Surge Protection	New from National Electrical Manufacturers Association	Approved, 8/12/2025
230.71(B) Two to Six Service Disconnecting Means	New from Home Builders Association of South Carolina	Approved as revised, 8/11/2025

CONTINUATION

2024 Code Section: [A] 101.4.7 Existing Buildings

Proponent: American Concrete Institute (ACI)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 01	[A] 101.4.7

Reason: To establish minimum requirements for the evaluation, design, construction, repair and rehabilitation of concrete structural elements in existing buildings.

Staff Comments: Adds a new section under [A] 101.4.7.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval with no changes.

[A] 101.4.7 Existing buildings. The provisions of the International Existing Building Code shall apply to matters governing the repair, alternation, change of occupancy, addition to and relocation of existing buildings.

101.4.7.1 Structural concrete. In addition, assessment, repairs, and restoration of structural concrete in accordance with ACI 562 shall be permitted.

Exception:

ACI 562 shall not be used for the evaluation or design of repairs or rehabilitation of elements of seismic force-resisting system that result in strength, stiffness, or ductility of those elements different from the pre-damage condition.

(Add new referenced standard to Chapter 35 as follows)

ACI American Concrete Institute 38800 Country Club Drive Farmington Hills, MI 48331
Standard reference number Title Referenced in code section number
562-19 Code Requirements for Assessment, Repair, and Rehabilitation of Existing Concrete Structures
101.4.7.1

2024 Code Section: [A] 101.4.7 Existing Buildings

[A] 101.4.7 Existing buildings. The provisions of the International Existing Building Code shall apply to matters governing the repair, alternation, change of occupancy, addition to and relocation of existing buildings.

101.4.7.1 Structural concrete. In addition, assessment, repairs, and restoration of structural concrete in accordance with ACI 562 shall be permitted.
Exception:
ACI 562 shall not be used for the evaluation or design of repairs or rehabilitation of elements of seismic force-resisting system that result in strength, stiffness, or ductility of those elements different from the pre-damage condition.

Add new referenced standard to Chapter 35 as follows:

ACI American Concrete
Institute 38800
Country Club Drive
Farmington Hills, MI
48331
Standard reference number Title Referenced in code section number
562-19 Code Requirements for Assessment, Repair, and Rehabilitation of Existing Concrete Structures
101.4.7.1

Reason: To establish minimum requirements for the evaluation, design, construction, repair and rehabilitation of concrete structural elements in existing buildings.

Proponent: American Concrete Institute (ACI)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 01	[A] 101.4.7

Staff Comments: No changes in 2024 IBC.

NEW MODIFICATION

2024 Code Section: [A] 105.7 Placement of permit

Proponent: Carolinas Associated General Contractors

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: As construction practices continue to modernize, the use of digital documentation has become standard on many job sites. The current code language assumes physical (paper) copies as the only means of compliance, which does not reflect the tools and workflows now commonly used in the field. To support efficiency, accuracy, and accessibility, without compromising inspection or enforcement, these proposed revisions clarify that digital copies of required documents are an acceptable alternative, provided they are immediately accessible on site.

Summary of Code Study Committee Actions:

8/11/2025: Study Committee voted to take no action and refer this to the full Council for consideration. Committee had concerns about the applicability of Section 6-9-50 and applying a requirement to Chapter 1.

[A] 105.7 Placement of permit. The building *permit* or copy shall be kept on the *site* of the work until the completion of the project. A digital copy of this permit is an acceptable alternative so long as it is immediately accessible onsite.

August 1, 2025

SC Building Codes Council
110 Centerview Dr
Columbia, SC 29210

Re: IBC Modification 105.7 Placement of Permit

Attached is a request for modification of IBC Code Section 105.7. As construction practices continue to modernize, the use of digital documentation has become standard on many job sites. The current code language assumes physical (paper) copies as the only means of compliance, which does not reflect the tools and workflows now commonly used in the field. To support efficiency, accuracy, and accessibility, without compromising inspection or enforcement, these proposed revisions clarify that digital copies of required documents are an acceptable alternative, provided they are immediately accessible on site.

I am requesting this modification on behalf of and with the support of our membership at Carolinas AGC and would ask for your support.

Sincerely,

[redacted]

Leslie Clark, COO/VP of SC External Affairs
Carolinas AGC

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Carolinas AGC

Address: [redacted]
Street City State Zip

Name: Leslie Clark Title/Position: COO/VP of SC External Affairs

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Building Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 105.7 Placement of Permit.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

105.7 Placement of Permit

The building permit or copy shall be kept on the site of the work until the completion of the project.

Suggested change: (Add last sentence)

The building permit or copy shall be kept on the site of the work until the completion of the project. A digital copy of this permit is an acceptable alternative so long as it is immediately accessible onsite.

In 200 characters or less, please briefly describe the justification for this modification request.

As construction practices continue to modernize, the use of digital documentation has become standard on many job sites. The current code language assumes physical (paper) copies as the only means of compliance, which does not reflect the tools and workflows now commonly used in the field. To support efficiency, accuracy, and accessibility, without compromising inspection or enforcement, these proposed revisions clarify that digital copies of required documents are an acceptable alternative, provided they are immediately accessible on site.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Leslie Clark	COO/VP SC External Affairs	Carolinas AGC	[redacted]	[redacted]
Whitney Williams	SC Dir of Govt Relations	Carolinas AGC	[redacted]	[redacted]
Thomas Strange IV	Co-founder and CEO	Digital Site Box	[redacted]	[redacted]

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Sign: [redacted] Date: 8/1/25

Title: COO/VP of SC External Affairs

NEW MODIFICATION

2024 Code Section: [A] 107.3.1 Approval of construction documents

Proponent: Carolinas Associated General Contractors

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: As construction practices continue to modernize, the use of digital documentation has become standard on many job sites. The current code language assumes physical (paper) copies as the only means of compliance, which does not reflect the tools and workflows now commonly used in the field. To support efficiency, accuracy, and accessibility, without compromising inspection or enforcement, these proposed revisions clarify that digital copies of required documents are an acceptable alternative, provided they are immediately accessible on site.

Summary of Code Study Committee Actions:

8/11/2025: Study Committee voted to take no action and refer this to the full Council for consideration. Committee had concerns about the applicability of Section 6-9-50 and applying a requirement to Chapter 1.

[A] 107.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing or by stamp, as "Reviewed for Code Compliance." One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the *site* of work and shall be open to inspection by the *building official* or a duly authorized representative. A digital copy of these reviewed plans is an acceptable alternative so long as it is immediately accessible on site.

August 1, 2025

SC Building Codes Council
110 Centerview Dr
Columbia, SC 29210

Re: IBC Modification 107.3.1. Approval of Construction Documents

Attached is a request for modification of IBC Code Section 107.3.1. As construction practices continue to modernize, the use of digital documentation has become standard on many job sites. The current code language assumes physical (paper) copies as the only means of compliance, which does not reflect the tools and workflows now commonly used in the field. To support efficiency, accuracy, and accessibility, without compromising inspection or enforcement, these proposed revisions clarify that digital copies of required documents are an acceptable alternative, provided they are immediately accessible on site.

I am requesting this modification on behalf of and with the support of our membership at Carolinas AGC and would ask for your support.

Sincerely,

[redacted]

Leslie Clark, COO/VP of SC External Affairs
Carolinas AGC

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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

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- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Carolinas AGC

Address: [redacted]
Street City State Zip

Name: Leslie Clark Title/Position: COO/VP of SC External Affairs

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Building Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 107.3.1 Approval of Construction Documents.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

107.3.1 Approval of Construction Documents

When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

Suggested change: (Add last sentence)

When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative. A digital copy of these reviewed plans is an acceptable alternative so long as it is immediately accessible onsite.

In 200 characters or less, please briefly describe the justification for this modification request.

As construction practices continue to modernize, the use of digital documentation has become standard on many job sites. The current code language assumes physical (paper) copies as the only means of compliance, which does not reflect the tools and workflows now commonly used in the field. To support efficiency, accuracy, and accessibility, without compromising inspection or enforcement, these proposed revisions clarify that digital copies of required documents are an acceptable alternative, provided they are immediately accessible on site.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Leslie Clark	COO/VP SC External Affairs	Carolinas AGC	[redacted]	[redacted]
Whitney Williams	SC Dir of Govt Relations	Carolinas AGC	[redacted]	[redacted]
Thomas Strange IV	Co-founder and CEO	Digital Site Box	[redacted]	[redacted]

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 8/1/25

Title: COO/VP, SC External Affairs

CONTINUATION

2024 Code Section: 202 Definitions

Vapor Retarder, Ground Contact (new definition)
Primitive Camp Structure (new definition)

Proponent: Building Officials Association of South Carolina (BOASC)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 02	202
IBC 2018	IBC 2018 01	202

Reason: To provide clear definitions and uniform interpretation of the phrases.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval with no changes.

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202 Definitions:

Vapor Retarder, Ground Contact: Ground contact vapor retarder class shall be defined using the requirements of ASTM E1745, Class A, B, or C-Standard specification for water vapor retarders used in contact with soil or granular fill under concrete slabs.

Primitive Camp Structure: Shall include any structure permanent or temporary in nature, used for outdoor camping (transient), open on at least one side with no fully enclosed habitable spaces, less than 400 square feet under roof, and not classified as a residential occupancy due to lack of electrical, plumbing, mechanical and sprinkler systems.

2024 Code Section: 202 Definitions

Vapor Retarder, Ground Contact: Ground contact vapor retarder class shall be defined using the requirements of ASTM E1745, Class A, B, or C-Standard specification for water vapor retarders used in contact with soil or granular fill under concrete slabs.

Primitive Camp Structure: Shall include any structure permanent or temporary in nature, used for outdoor camping (transient), open on at least one side with no fully enclosed habitable spaces, less than 400 square feet under roof, and not classified as a residential occupancy due to lack of electrical, plumbing, mechanical and sprinkler systems.

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 02	202
IBC 2018	IBC 2018 01	202

Staff Comments: No changes in 2024 IBC.

CONTINUATION

2024 Code Section: 303.4 Assembly Group A-3

Proponent: Building Officials Association of South Carolina (BOASC)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 04	303.4
IBC 2018	IBC 2018 02	303.4

Reason: Add to the listing of A-3 occupancies the following use: Structures, without a commercial kitchen, used in agritourism activity as defined by S.C. Code Ann. 46-53-10(1).

Staff Comments: The title and section number changed in the 2024 IFC, and the line for greenhouses was rearranged, but the language remained the same.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval with no changes.

303.4 Assembly Group A-3. Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

Amusement arcades
Art galleries
Bowling alleys
Community halls
Courtrooms
Dance halls (not including food or drink consumption)
Exhibition halls
Funeral parlors
Greenhouses for the conservation and exhibition of plants that provide public access
Gymnasiums (without spectator seating)
Indoor *swimming pools* (without spectator seating)
Indoor tennis courts (without spectator seating)
Lecture halls
Libraries
Museums
Places of religious worship
Pool and billiard parlors
Structures, without a commercial kitchen, used in agritourism activity as defined by S.C. Code Ann. 46-53-10(1)
Waiting areas in transportation terminals

2024 Code Section: 303.4 Assembly Group A-3

Add to the listing of A-3 occupancies the following use: Structures, without a commercial kitchen, used in agritourism activity as defined by S.C. Code Ann. 46-53-10(1).

303.4 Assembly Group A-3. Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

Amusement arcades
Art galleries
Bowling alleys
Community halls
Courtrooms
Dance halls (not including food or drink consumption)
Exhibition halls
Funeral parlors
Greenhouses for the conservation and exhibition of plants that provide public access
Gymnasiums (without spectator seating)
Indoor *swimming pools* (without spectator seating)
Indoor tennis courts (without spectator seating)
Lecture halls
Libraries
Museums
Places of religious worship
Pool and billiard parlors
Structures, without a commercial kitchen, used in agritourism activity as defined by S.C. Code Ann. 46-53-10(1)
Waiting areas in transportation terminals

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 04	303.4
IBC 2018	IBC 2018 02	303.4

Staff Comments: No changes in 2021 IBC.

CONTINUATION

2024 Code Section: 312.1 General

Proponent: Building Officials Association of South Carolina (BOASC)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 05	312.1
IBC 2018	IBC 2018 03	312.1

Reason: "Structures primarily used or associated with outdoor camping activities" include, but are not limited to, shelters, tree stands, sheds, rustic cabins, campfire shelters, shelters, tents, tepees, or other indigenous huts used only for campers or program participants, or used in conjunction with outdoor camping activities such as hiking, fishing, hunting, or nature appreciation, regardless of material used for construction. These structures are not to include utilities such as mechanical, electrical or plumbing. Requiring that at least one side of the building be open will provide ventilation for any outside hearing source or propane lighting that may be used within the structure, and provide a clear path of egress travel to the outside. Limiting the size to 400 square feet will require larger buildings to be classified as a residential structure. Not allowing electrical, plumbing or mechanical systems will maintain the integrity of a primitive structure.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval with no changes.

312.1 General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

Agricultural buildings
Aircraft hangars, accessory to a one- or two-family residence (see Section 412.4)
Barns
Carports
Communication equipment structures with a *gross floor area* of less than 1,500 square feet (139 m2)
Fences more than 7 feet (2134 mm) in height
Grain silos, accessory to a residential occupancy
Livestock shelters
Primitive Camp Structures
Private garages

(*page 2 of 312.1*)

Retaining walls
Sheds
Stables
Tanks
Towers

2024 Code Section: 312.1 General

The term "Primitive Camp Structure" is added to the list of examples in this section for Group U.

312.1 General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

Agricultural buildings
Aircraft hangars, accessory to a one- or two-family residence (see Section 412.4)
Barns
Carports
Communication equipment structures with a *gross floor area* of less than 1,500 square feet (139 m2)
Fences more than 7 feet (2134 mm) in height
Grain silos, accessory to a residential occupancy
Livestock shelters
Primitive Camp Structures
Private garages
Retaining walls
Sheds
Stables
Tanks
Towers

Reason: "Structures primarily used or associated with outdoor camping activities" include, but are not limited to, shelters, tree stands, sheds, rustic cabins, campfire shelters, shelters, tents, tepees, or other indigenous huts used only for campers or program participants, or used in conjunction with outdoor camping activities such as hiking, fishing, hunting, or nature appreciation, regardless of material used for construction. These structures are not to include utilities such as mechanical, electrical or plumbing. Requiring that at least one side of the building be open will provide ventilation for any outside hearing source or propane lighting that may be used within the structure, and provide a clear path of egress travel to the outside. Limiting the size to 400 square feet will require larger buildings to be classified as a residential structure. Not allowing electrical, plumbing or mechanical systems will maintain the integrity of a primitive structure.

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 05	312.1
IBC 2018	IBC 2018 03	312.1

Staff Comments: No changes in 2024 IBC.

CONTINUATION

2024 Code Section: 706.1 General

Proponent: Building Officials Association of South Carolina (BOASC)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 07	706.1
IBC 2018	IBC 2018 05	706.1

Reason: Unusually restrictive—in an attempt to clarify this section for the purpose of uniform enforcement, the ICC created a huge error which takes away the designers' options to leave an existing, nonconforming building alone when separated by a fire wall. The intent was to show that the fire protection systems, utilities, access, and egress could be one system when a fire wall is utilized, and do not have to be separate systems due to the fire wall creating different buildings. This requirement would unjustly and significantly drive up the cost of construction as it relates to additions to existing buildings.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval with no changes.

706.1 General. *Fire walls* shall be constructed in accordance with Sections 706.2 through 706.11. Each portion of a building separated by one or more firewalls may be considered a separate building. The extent and location of such fire walls shall provide a complete separation. Where a fire wall separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

2024 Code Section: 706.1 General

706.1 General. *Fire walls* shall be constructed in accordance with Sections 706.2 through 706.11. Each portion of a building separated by one or more firewalls may be considered a separate building. The extent and location of such fire walls shall provide a complete separation. Where a fire wall separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

Reason: N/A

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 07	706.1
IBC 2018	IBC 2018 05	706.1

Staff Comments: No changes in 2024 IBC.

CONTINUATION

2024 Code Section: 1010.2.13 Controlled egress doors in Group I-1, I-2 and I-4 (Adult Day Care Occupancy only)

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 10	1010.2.14

Reason: To prevent nuisance alarms and reduce elopement issues when serving clients with Dementia or Alzheimer's, or similar health care issues.

Staff Comments: Language was added to the 2024 IFC to account for electric locks and locking systems.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval with no changes.

(red text below shows changes from 2021 to 2024 code)

1010.2.13 Controlled egress doors in Groups I-1, I-2, and I-4 (Adult Day Care Occupancy only). Controlled egress electrical locking systems where egress is controlled by authorized personnel~~, including electro-mechanical locking systems and electromagnetic locking systems,~~ shall be permitted ~~to be locked~~ on doors in the means of egress in Group I-1, ~~or~~ I-2, and I-4 (Adult Day Care occupancy only) occupancies where the clinical needs of *persons* receiving care require their containment. Controlled egress doors shall be permitted in such occupancies where the *building* is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or an *approved automatic smoke detection system* installed in accordance with Section 907, provided that the doors are installed and operate in accordance with all of the following:

1. The door's electric locks shall unlock on actuation of the *automatic sprinkler system* or *automatic smoke detection system* allowing immediate free egress.
2. The door's electric locks shall unlock on loss of power ~~controlling the lock or lock mechanism~~ to the electrical locking system or to the electric lock mechanism allowing immediate free egress.
3. The ~~door~~ electric locking system shall be installed to have the capability of ~~being~~ unlocking the electric locks by a switch located at the *fire command center*, a nursing station or other *approved* location. The switch shall directly break power to the electric lock.

(Page 2 for Section 1010.2.13)

4. A *building* occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an *exit*.
5. The procedures for unlocking the doors shall be described and *approved* as part of the emergency planning and preparedness required by Chapter 4 of the *International Fire Code*.
6. All clinical staff shall have the keys, codes or other means necessary to operate the controlled egress electrical locking systems.
7. Emergency lighting shall be provided at the door.
8. The ~~door~~ electromechanical or electromagnetic locking device ~~system units~~ shall be *listed* in accordance with either UL 294 or UL 1034.

Exceptions:

1. Items 1 through 4 shall not apply to doors to areas occupied by *persons* who, because of clinical needs, require restraint or containment as part of the function of a psychiatric or cognitive treatment area.
2. Items 1 through 4 shall not apply to doors to areas where a *listed* egress control system is utilized to reduce the risk of child abduction from nursery and obstetric areas of a Group I-2 *hospital*.

2024 Code Section: ~~1010.2.14~~ 1010.2.13 Controlled egress doors in Group I-1, I-2 and I-4 (Adult Day Care Occupancy only)

1010.2.13 Controlled egress doors in Groups I-1, I-2, and I-4 (Adult Day Care Occupancy only).
Controlled egress electrical locking systems where egress is controlled by authorized personnel, including electro-mechanical locking ~~systems and electromagnetic locking systems,~~ shall be permitted ~~to be locked~~ on doors in the means of egress in Group I-1, I-2, and I-4 (Adult Day Care occupancy only) occupancies where the clinical needs of persons receiving care require their containment. Controlled egress doors shall be permitted in such occupancies where the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or an *approved automatic smoke detection system* installed in accordance with Section 907, provided that the doors are installed and operate in accordance with all of the following:

1. The door's electric locks shall unlock on actuation of the *automatic sprinkler system* or *automatic smoke detection system*.
2. The door's electric locks shall unlock on loss of power to the electrical locking system or to the electric lock mechanism allowing immediate free egress ~~controlling the lock or lock mechanism~~.
3. The ~~door~~ electric locking system shall be installed to have the capability of ~~being~~ unlocking the electric locks by a switch located at the *fire command center*, a nursing station or other *approved* location. The switch shall directly break power to the electric lock.
4. A *building* occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an exit.
5. The procedures for unlocking the doors shall be described and *approved* as part of the emergency planning and preparedness required by Chapter 4 of the *International Fire Code*.
6. All clinical staff shall have the keys, codes or other means necessary to operate the controlled egress electrical locking systems.
7. Emergency lighting shall be provided at the door.
8. The door electromechanical or electromagnetic device locking system units shall be *listed* in accordance with either UL 294 or UL 1034.

Exceptions:

1. Items 1 through 4 shall not apply to doors to areas occupied by *persons* who, because of clinical needs, require restraint or containment as part of the function of a psychiatric or cognitive treatment area.
2. Items 1 through 4 shall not apply to doors to areas where a *listed* egress control system is utilized to reduce the risk of child abduction from nursery and obstetric areas of a Group I-2 *hospital*.

Reason: To prevent nuisance alarms and reduce elopement issues when serving clients with Dementia or Alzheimer's, or similar health care issues.

Proponent: Midlands Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 10	1010.2.14

Staff Comments: Changes made in the 2024 IBC are noted in red. The section number was changed, and language was added to account for electric locks and locking systems.

CONTINUATION

2024 Code Section: 1016.2 Egress through intervening spaces

Proponent: Building Officials Association of South Carolina (BOASC)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 11	1016.2
IBC 2018	IBC 2018 10	1016.2

Staff Comments: This modification request from the 2018 cycle intended to reverse a modification continued since 2001, on the basis that updates in the base language of the IBC had been made, and the modification was no longer needed. The request was approved as revised by the Council for the 2018 codes, and the section was reverted to the base language with the addition of an exception under number 5, and a change to Exception 2.4. This is the proposed continuation of the revised modification from 2018, and changes to the base language from the 2021 to the 2024 IBC are noted in red.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

1. *Exit access* through an enclosed elevator lobby is permitted. Where access to two or more *exits* or *exit access doorways* is required in Section 1006.2.1, access to not less than one of the required *exits* shall be provided without travel through the enclosed elevator lobbies required by Section 3006 of the South Carolina Building Code. Where the path of *exit* access travel passes through an enclosed elevator lobby, the level of protection required for the enclosed elevator lobby is not required to be extended to the *exit* unless *direct access* to an *exit* is required by other sections of this code.
2. In other than Group H occupancies, egress from a room or space ~~shall not~~ is allowed to pass through adjoining or intervening rooms or areas, ~~except where~~ provided that such adjoining rooms or areas and the area served are accessory to one or the other, ~~are not a Group H occupancy~~ and provide a discernible path of egress travel to an *exit*.
3. In Group H occupancies, egress from a room or space is allowed to pass through adjoining or intervening rooms or areas provided that such adjoining rooms or areas are the same or lesser hazard occupancy group and provide a discernible path of egress travel to an *exit*.

(Page 2 of Section 1016.2)

Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy where the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

4. An *exit access* shall not pass through a room that can be locked to prevent egress.
   Exception: An electrically locked exit access door providing egress from an elevator lobby shall be permitted in accordance with Section 1010.2.14.
5. *Means of egress* from *dwelling units* or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.
   Exception: Dwelling units or sleeping areas in R-1 and R-2 occupancies shall be permitted to egress through other sleeping areas serving adjoining rooms that are part of the same dwelling unit or guest room.
6. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.
   Exceptions:
   1. *Means of egress* are not prohibited through a kitchen area serving adjoining rooms constituting part of the same *dwelling unit* or *sleeping unit*.
   2. *Means of egress* are not prohibited through stockrooms in Group M occupancies where all of the following are met:
      2.1. The stock is of the same hazard classification as that found in the main retail area.
      2.2. Not more than 50 percent of the *exit access* is through the stockroom.
      2.3. The stockroom is not subject to locking from the egress side.

There is a demarcated, minimum 44-inch-wide (1118 mm) aisle defined by ~~full- or partial-height fixed walls~~ a wall not less than 42 inches (1067 mm) high or similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.

2024 Code Section: 1016.2 Egress through intervening spaces

1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

1. *Exit access* through an enclosed elevator lobby is permitted. Where access to two or more *exits* or *exit access doorways* is required in Section 1006.2.1, access to not less than one of the required *exits* shall be provided without travel through the enclosed elevator lobbies required by Section 3006 of the South Carolina Building Code. Where the path of *exit* access travel passes through an enclosed elevator lobby, the level of protection required for the enclosed elevator lobby is not required to be extended to the *exit* unless *direct access* to an *exit* is required by other sections of this code.
2. In other than Group H occupancies, egress from a room or space ~~shall not~~ is allowed to pass through adjoining or intervening rooms or areas, ~~except where~~ provided that such adjoining rooms or areas and the area served are accessory to one or the other, ~~are not a Group H occupancy~~ and provide a discernible path of egress travel to an *exit*.
3. In Group H occupancies, egress from a room or space is allowed to pass through adjoining or intervening rooms or areas provided that such adjoining rooms or areas are the same or lesser hazard occupancy group and provide a discernible path of egress travel to an *exit*.

   Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy where the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

4. An *exit access* shall not pass through a room that can be locked to prevent egress.

   Exception: An electrically locked exit access door providing egress from an elevator lobby shall be permitted in accordance with Section 1010.2.14.

5. *Means of egress* from *dwelling units* or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

   Exception: Dwelling units or sleeping areas in R-1 and R-2 occupancies shall be permitted to egress through other sleeping areas serving adjoining rooms that are part of the same dwelling unit or guest room.

6. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

   Exceptions:

   1. *Means of egress* are not prohibited through a kitchen area serving adjoining rooms constituting part of the same *dwelling unit* or *sleeping unit*.
   2. *Means of egress* are not prohibited through stockrooms in Group M occupancies where all of the following are met:
      2.1. The stock is of the same hazard classification as that found in the main retail area.
      2.2. Not more than 50 percent of the *exit access* is through the stockroom.
      2.3. The stockroom is not subject to locking from the egress side.
      2.4. There is a demarcated, minimum 44-inch-wide (1118 mm) aisle defined by ~~full- or partial-height fixed walls~~ a wall not less than 42 inches (1067 mm) high or similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.

Continued

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 11	1016.2
IBC 2018	IBC 2018 10	1016.2

Staff Comments: Changes made in the 2024 IBC are noted in red. Number 2 was reworded, number 3 was added with an exception, and an exception was added to number 4.

NEW MODIFICATION

2024 Code Section: 1612.2 Design and construction

Proponent: Georgetown County

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This request proposes to strike through "coastal A zones", removing this language from the 2024 IBC. Current Flood Insurance Rate Maps for coastal counties have a line of demarcation knows as the LiMWA (Limit in Moderate Wave Action) line that defines a coastal A zone. When new preliminary FIRMs are produced, there is an opportunity for a community to file an appeal to contest any information on the FIRM, except the location of the LiMWA line. The location of the LiMWA on a FIRM is based on flood modeling conducted by the lowest bidding engineering firm. If a flawed model plots a LiMWA line incorrectly, a community has no path to challenge the FIRM. In many cases, structures incorrectly identified in the coastal A zone are more costly to construct, repair or improve, placing an unnecessary financial burden on the property owner. A modification of the building code that removes "coastal A zone" from the test is the only option for relief from construction requirements that exceed the minimum requirements of an AE flood zone.

Staff Comments: This request was considered alongside the new modification request for Section 1612.4, and the Committee made a single motion to address both items.

Summary of Code Study Committee Actions:

8/11/2025: Study Committee recommended the modification for disapproval.

(red text below shows changes from 2021 to 2024 code)

1612.2 Design and construction. The design and construction of *buildings* and *structures* located in *flood hazard areas*, including *coastal high hazard areas* ~~and *coastal A zones*~~, shall be in accordance with Chapter 5 of ASCE 7 and ASCE 24. Elevators, escalators, conveying systems and their components shall conform to ASCE 24 and ASME A17.1/CSA B44 as applicable.

Exception: *Temporary structures* complying with Section 3103.6.1.3.

GEORGETOWN COUNTY
RESOLUTION NO. 25-21

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT TO APPLY TO THE SOUTH CAROLINA BUILDING CODES COUNCIL FOR A BUILDING CODE MODIFICATION PURSUANT TO SECTION 8-240 (H) OF THE SOUTH CAROLINA CODE OF REGULATIONS, AND TO CARRY OUT ALL NECESSARY ACTS AND MATTERS RELATING THERETO.

WHEREAS, Georgetown County, South Carolina (the "County"), acting by and through its County Council (the "Council"), is authorized and empowered under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended to carry out acts necessary for the good government and wellbeing of its citizens:

WHEREAS, the FEMA Flood Insurance Rate Map (FIRM), took effect on May 9th of 2023 with a new map feature known as the Limit in Moderate Wave Action (LiMWA) line which establishes areas within AE-zones known as the Coastal A zone, has imposed unreasonable restrictions and/or requirements under the 2021 South Carolina Residential Code (SCRC) and the 2021 South Carolina Building Code (SCBC) which are in effect in the County.

WHEREAS, the LiMWA line as established on the FIRM is incomplete, inaccurate and erroneous in terms of Georgetown County.

WHEREAS, County has determined, *inter alia*, that the new restrictions and requirements have/will adversely affect housing, building, and economic development, and could be directly and substantially detrimental to the County, citizens and residents of the County due to excessive, unanticipated, and uncontrollable costs, particularly for reconstruction following a casualty in the County.

WHEREAS, enforcement of the Coastal A zone as established by the LiMWA line on the FIRM is not required by FEMA and exceeds National Flood Insurance Program (NFIP) guidance.

WHEREAS, accordingly, the County wishes to pursue modifications to the 2024 edition of the applicable building code pursuant to S.C. Code of Regulations § 8-240 (H).

NOW, THEREFORE, BE IT RESOLVED by the Council, as follows:

Section I: Findings and Determinations.

1. The FEMA, Flood Insurance Rate Map (FIRM) took effect on May 9th of 2023 creating new Coastal A zones resulting in the imposition of new restrictions and/or requirements under the SCRC and SCBC.

2. The 2024 International Building Codes, specifically Section R306 of the International Residential Code and Section 1612 of the International Building Code, require structures within the Coastal A Zone to conform to requirements for a V flood zone,

3. The new restrictions and requirements are reasonably anticipated to result in excessive, unanticipated, and uncontrolled costs, particularly for reconstruction following a casualty of buildings in the County.

4. The new restrictions and requirements are reasonably anticipated to have an adverse impact on housing, building, and economic development in the County and the citizens and residents of the County.

5. The LiMWA line as adopted by the FIRM for Georgetown County is incomplete, inaccurate and erroneous.

6. The enforcement of the Coastal A zone as established by the LiMWA line on the FIRM is not reasonably necessary nor calculated to protect the public health, safety and welfare.

7. It is in the best interest of the County that the minimum National Flood Insurance Program requirements be enforced and that more stringent measures be determined by local ordinance and not mandated by the SCRC and SCBC.

8. The South Carolina Code of Regulations, particularly but not limited to § 8-240, provide for local jurisdictions to apply to the Building Code Council for building code modifications.

Section II: Authorization.

The Director of the Department of Planning and Code Enforcement, and each and all of her designees, as well as the Chairman of the Council, the County Administrator, and County Attorney, for and on behalf of the County, are hereby each authorized, empowered, and directed to pursue a building code modification by application to the Building Code Council and to take such action as necessary in furtherance of that modification and pursuant to this Resolution.

Section III: Effective.

This Resolution shall take effect and be in full force upon adoption by the Council.

Done in meeting duly assembled this 24th day of June, 2025.
GEORGETOWN COUNTY, SOUTH CAROLINA

[redacted]

By: _____
Clint Elliott, Chairman, County Council
Georgetown County, South Carolina

Attest:

[redacted]

By: _____
Anna D. Sierra, Clerk to Council
Georgetown County, South Carolina

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Georgetown County

Address: [redacted]
Street City State Zip

Name: Steven Elliott Title/Position: Building Official

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Building Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 1612.2 Design and construction.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

1612.2 Design and construction. CDP INSIGHTS The design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas ~~and coastal A zones,~~ shall be in accordance with Chapter 5 of ASCE 7 and ASCE 24. Elevators, escalators, conveying systems and their components shall conform to ASCE 24 and ASME A17.1/CSA B44 as applicable. Exception: Temporary structures complying with Section 3103.6.1.3.

In 200 characters or less, please briefly describe the justification for this modification request.

This modification request is to strike through "and coastal A zones" thus removing this language from the 2024 SCBC. Current Flood Insurance Rate Maps for coastal counties have a line of demarcation known as the LiMWA (Limit in Moderate Wave Action) line that defines a coastal A zone. When new preliminary FIRM's are produced there is an opportunity for a community to file an appeal to contest any information on the FIRM, except the location of the LiMWA line. The location of the LiMWA on a FIRM is based on flood modeling conducted by the lowest bidding engineering firm. If a flawed model plots a LiMWA line incorrectly, a community has no path to challenge the FIRM. In many cases structures incorrectly identified in the coastal A zone are more costly to construct, repair or improve, placing an unnecessary financial burden on the property owner. A modification of the building code that removes "coastal A zone" from the text is the only option for relief from construction requirements that exceed the minimum requirements of an AE flood zone.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Steven Elliott	Building Official	Georgetown County	[redacted]	[redacted]

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7/18/2025

Title: Building Official

1612.2 Design and construction.

The design and construction of *buildings* and *structures* located in *flood hazard areas*, including *coastal high hazard areas* ~~and *coastal A zones*~~, shall be in accordance with Chapter 5 of ASCE 7 and ASCE 24. Elevators, escalators, conveying systems and their components shall conform to ASCE 24 and ASME A17.1/CSA B44 as applicable.

Exception: *Temporary structures* complying with Section 3103.6.1.3.

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PDF from: http://codes.iccsafe.org/content/IBC2024V1.0/chapter-16-structural-design#IBC2024V1.0_Ch16_Sec1612.2

NEW MODIFICATION

2024 Code Section: 1612.4 Flood hazard documentation

Proponent: Georgetown County

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This request proposes to strike through "coastal A zones", removing this language from the 2024 IBC. Current Flood Insurance Rate Maps for coastal counties have a line of demarcation knows as the LiMWA (Limit in Moderate Wave Action) line that defines a coastal A zone. When new preliminary FIRMs are produced, there is an opportunity for a community to file an appeal to contest any information on the FIRM, except the location of the LiMWA line. The location of the LiMWA on a FIRM is based on flood modeling conducted by the lowest bidding engineering firm. If a flawed model plots a LiMWA line incorrectly, a community has no path to challenge the FIRM. In many cases, structures incorrectly identified in the coastal A zone are more costly to construct, repair or improve, placing an unnecessary financial burden on the property owner. A modification of the building code that removes "coastal A zone" from the test is the only option for relief from construction requirements that exceed the minimum requirements of an AE flood zone.

Staff Comments: This request was considered alongside the new modification request for Section 1612.2, and the Committee made a single motion to address both items.

Summary of Code Study Committee Actions:

8/11/2025: Study Committee recommended the modification for disapproval.

(red text below shows changes from 2021 to 2024 code)

1612.4 Flood hazard documentation. The following documentation shall be prepared and sealed by a *registered design professional* and submitted to the *building official*:

1. For construction in *flood hazard areas* other than *coastal high hazard areas* ~~*or coastal A zones*~~:
   1.1. The elevation of the *lowest floor*, including the basement, as required by the *lowest floor* elevation inspection in Section 110.3.3 and for the final inspection in Section 110.3.12.1.
   1.2. For fully enclosed areas below the *design flood elevation* where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, *construction documents* shall include a statement that the design

(*page 2 of 1612.4*)

will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.

1.3. For *dry floodproofed* nonresidential *buildings*, *construction documents* shall include a statement that the *dry floodproofing* is designed in accordance with ASCE 24 and shall include the *flood* emergency plan specified in Chapter 6 of ASCE 24.

1.4. For dry floodproofed nonresidential buildings, the elevation to which the building is dry floodproofed as required for the final inspection in Section 110.3.12.1.

2. For construction in *coastal high hazard areas* ~~and *coastal A zones*~~:

2.1. The elevation of the bottom of the lowest horizontal structural member as required by the *lowest floor* elevation inspection in Section 110.3.3 and for the final inspection in Section 110.3.12.1.

2.2. *Construction documents* shall include a statement that the *building* is designed in accordance with ASCE 24, including that the pile or column foundation and *building* or *structure* to be attached thereto is designed to be anchored to resist flotation, collapse and lateral movement due to the effects of wind and *flood loads* acting simultaneously on all building components, and other *load* requirements of Chapter 16.

2.3. For breakaway walls designed to have a resistance of more than 20 psf (0.96 kN/m2) determined using *allowable stress design* or a resistance to an ultimate load of more than 33 pounds per square foot (1.58 kN/m2), *construction documents shall include a statement that the breakaway wall is designed in accordance with ASCE 24.*

2.4 For breakaway walls where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, *construction documents* shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.

GEORGETOWN COUNTY
RESOLUTION NO. 25-21

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT TO APPLY TO THE SOUTH CAROLINA BUILDING CODES COUNCIL FOR A BUILDING CODE MODIFICATION PURSUANT TO SECTION 8-240 (H) OF THE SOUTH CAROLINA CODE OF REGULATIONS, AND TO CARRY OUT ALL NECESSARY ACTS AND MATTERS RELATING THERETO.

WHEREAS, Georgetown County, South Carolina (the "County"), acting by and through its County Council (the "Council"), is authorized and empowered under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended to carry out acts necessary for the good government and wellbeing of its citizens:

WHEREAS, the FEMA Flood Insurance Rate Map (FIRM), took effect on May 9th of 2023 with a new map feature known as the Limit in Moderate Wave Action (LiMWA) line which establishes areas within AE-zones known as the Coastal A zone, has imposed unreasonable restrictions and/or requirements under the 2021 South Carolina Residential Code (SCRC) and the 2021 South Carolina Building Code (SCBC) which are in effect in the County.

WHEREAS, the LiMWA line as established on the FIRM is incomplete, inaccurate and erroneous in terms of Georgetown County.

WHEREAS, County has determined, *inter alia*, that the new restrictions and requirements have/will adversely affect housing, building, and economic development, and could be directly and substantially detrimental to the County, citizens and residents of the County due to excessive, unanticipated, and uncontrollable costs, particularly for reconstruction following a casualty in the County.

WHEREAS, enforcement of the Coastal A zone as established by the LiMWA line on the FIRM is not required by FEMA and exceeds National Flood Insurance Program (NFIP) guidance.

WHEREAS, accordingly, the County wishes to pursue modifications to the 2024 edition of the applicable building code pursuant to S.C. Code of Regulations § 8-240 (H).

NOW, THEREFORE, BE IT RESOLVED by the Council, as follows:

Section I: Findings and Determinations.

1. The FEMA, Flood Insurance Rate Map (FIRM) took effect on May 9th of 2023 creating new Coastal A zones resulting in the imposition of new restrictions and/or requirements under the SCRC and SCBC.

2. The 2024 International Building Codes, specifically Section R306 of the International Residential Code and Section 1612 of the International Building Code, require structures within the Coastal A Zone to conform to requirements for a V flood zone,

3. The new restrictions and requirements are reasonably anticipated to result in excessive, unanticipated, and uncontrolled costs, particularly for reconstruction following a casualty of buildings in the County.

4. The new restrictions and requirements are reasonably anticipated to have an adverse impact on housing, building, and economic development in the County and the citizens and residents of the County.

5. The LiMWA line as adopted by the FIRM for Georgetown County is incomplete, inaccurate and erroneous.

6. The enforcement of the Coastal A zone as established by the LiMWA line on the FIRM is not reasonably necessary nor calculated to protect the public health, safety and welfare.

7. It is in the best interest of the County that the minimum National Flood Insurance Program requirements be enforced and that more stringent measures be determined by local ordinance and not mandated by the SCRC and SCBC.

8. The South Carolina Code of Regulations, particularly but not limited to § 8-240, provide for local jurisdictions to apply to the Building Code Council for building code modifications.

Section II: Authorization.

The Director of the Department of Planning and Code Enforcement, and each and all of her designees, as well as the Chairman of the Council, the County Administrator, and County Attorney, for and on behalf of the County, are hereby each authorized, empowered, and directed to pursue a building code modification by application to the Building Code Council and to take such action as necessary in furtherance of that modification and pursuant to this Resolution.

Section III: Effective.

This Resolution shall take effect and be in full force upon adoption by the Council.

Done in meeting duly assembled this 24th day of June, 2025.
GEORGETOWN COUNTY, SOUTH CAROLINA

By: [redacted]
Clint Elliott, Chairman, County Council
Georgetown County, South Carolina

Attest:

By [redacted]
Alma D. Sierra , Clerk to Council
Georgetown County, South Carolina

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Georgetown County

Address: [redacted]
Street City State Zip

Name: Steven Elliott Title/Position: Building Official

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Building Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 1612.4 Flood hazard documentation.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

1612.4 Flood hazard documentation. CDP INSIGHTS The following documentation shall be prepared and sealed by a registered design professional and submitted to the building official:

1.For construction in flood hazard areas other than coastal high hazard areas ~~or coastal A zones~~:

1.1.The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 110.3.3 and for the final inspection in Section 110.3.12.1.1.2.For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.1.3.For dry floodproofed nonresidential buildings, construction documents shall include a statement that the dry floodproofing is designed in accordance with ASCE 24 and shall include the flood emergency plan specified in Chapter 6 of ASCE 24. 1.4. For dry floodproofed nonresidential buildings, the elevation to which the building is dry floodproofed as required for the final inspection in Section 110.3.12.1

2.For construction in coastal high hazard areas ~~and coastal A zones~~:

2.1.The elevation of the bottom of the lowest horizontal structural member as required by the lowest floor elevation inspection in Section 110.3.3 and for the final inspection in Section 110.3.12.1.2.2.Construction documents shall include a statement that the building is designed in accordance with ASCE 24, including that the pile or column foundation and building or structure to be attached thereto is designed to be anchored to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and other load requirements of Chapter 16.2.3.For breakaway walls designed to have a resistance of more than 20 psf (0.96 kN/m2) determined using allowable stress design or a resistance to an ultimate load of more than 33 pounds per square foot (1.58 kN/m2), construction documents shall include a statement that the breakaway wall is designed in accordance with ASCE 24.2.4For breakaway walls where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.

In 200 characters or less, please briefly describe the justification for this modification request.

This modification request is to strike through "and coastal A zones" thus removing this language from the 2024 SCBC. Current Flood Insurance Rate Maps for coastal counties have a line of demarcation known as the LiMWA (Limit in Moderate Wave Action) line that defines a coastal A zone. When new preliminary FIRM's are produced there is an opportunity for a community to file an appeal to contest any information on the FIRM, except the location of the LiMWA line. The location of the LiMWA on a FIRM is based on flood modeling conducted by the lowest bidding engineering firm. If a flawed model plots a LiMWA line incorrectly, a community has no path to challenge the FIRM. In many cases structures incorrectly identified in the coastal A zone are more costly to construct, repair or improve, placing an unnecessary financial burden on the property owner. A modification of the building code that removes "coastal A zone" from the text is the only option for relief from construction requirements that exceed the minimum requirements of an AE flood zone.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Steven Elliott	Building Official	Georgetown County	[redacted]	[redacted]

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7/18/2025

Title: Building Official

1612.4 Flood hazard documentation.

The following documentation shall be prepared and sealed by a *registered design professional* and submitted to the *building official*:

1. **1.** For construction in *flood hazard areas* other than *coastal high hazard areas* ~~or coastal A zones~~:
   1. **1.1.** The elevation of the *lowest floor*, including the basement, as required by the *lowest floor* elevation inspection in Section 110.3.3 and for the final inspection in Section 110.3.12.1.
   2. **1.2.** For fully enclosed areas below the *design flood elevation* where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, *construction documents* shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.
   3. **1.3.** For *dry floodproofed* nonresidential *buildings*, *construction documents* shall include a statement that the *dry floodproofing* is designed in accordance with ASCE 24 and shall include the *flood* emergency plan specified in Chapter 6 of ASCE 24.
   4. **1.4.** For dry floodproofed nonresidential buildings, the elevation to which the building is dry floodproofed as required for the final inspection in Section 110.3.12.1.
2. **2.** For construction in *coastal high hazard areas* ~~and coastal A zones~~:
   1. **2.1.** The elevation of the bottom of the lowest horizontal structural member as required by the *lowest floor* elevation inspection in Section 110.3.3 and for the final inspection in Section 110.3.12.1.
   2. **2.2.** *Construction documents* shall include a statement that the *building* is designed in accordance with ASCE 24, including that the pile or column foundation and *building* or *structure* to be attached thereto is designed to be anchored to resist flotation, collapse and lateral movement due to the effects of wind and *flood loads* acting simultaneously on all building components, and other *load* requirements of Chapter 16.
   3. **2.3.** For breakaway walls designed to have a resistance of more than 20 psf (0.96 kN/m~~2~~) determined using *allowable stress design* or a resistance to an ultimate load of more than 33 pounds per square foot (1.58 kN/m^2), *construction documents shall include a statement that the breakaway wall is designed in accordance with* ASCE 24.
   4. **2.4** For breakaway walls where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, *construction documents* shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.

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PDF from: http://codes.iccsafe.org/content/IBC2024V1.0/chapter-16-structural-design#IBC2024V1.0_Ch16_Sec1612.4

CONTINUATION

2024 Code Section: 1803.2 Investigations required

Proponent: Building Officials Association of South Carolina (BOASC)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 14	1803.2
IBC 2018	IBC 2018 11	1803.2

Reason: The IBC requires a geotechnical investigation for all projects regardless of size. The only exception which allows the building official to waive the requirements puts unnecessary liability on the building official to determine if adequate information can be gathered from adjacent sites. In areas that must account for seismic activity, the conditions may vary in as few as 100 yards. For large commercial projects, the soil conditions may have a drastic effect on the design of the structure; however, for smaller projects the soil condition has significantly less bearing on its design. It is often determined on small projects that the soil conditions do not have an effect on the design of the structure. See ASCE 7-20-3-1, Exception. Each of the equations results in a period of vibration of less than 0.5 seconds and exceeds the size of a typical one-story structure.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

1803.2 Investigations required. Geotechnical investigations shall be conducted in accordance with Sections 1803.3 through 1803.5.

Exceptions:

1. The *building official* shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.
2. For single story buildings not more than 5,000 sq ft and not more than 30ft in height, a site specification investigation report is not required if the seismic design category is determined by the design professional in accordance with Chapter 20 of ASCE 7.

2024 Code Section: 1803.2 Investigation required

1803.2 Investigations required. Geotechnical investigations shall be conducted in accordance with Sections 1803.3 through 1803.5.

Exceptions:

1. The *building official* shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.

2. For single story buildings not more than 5,000 sq ft and not more than 30ft in height, a site specification investigation report is not required if the seismic design category is determined by the design professional in accordance with Chapter 20 of ASCE 7.

Reason: The IBC requires a geotechnical investigation for all projects regardless of size. The only exception which allows the building official to waive the requirements puts unnecessary liability on the building official to determine if adequate information can be gathered from adjacent sites. In areas that must account for seismic activity, the conditions may vary in as few as 100 yards. For large commercial projects, the soil conditions may have a drastic effect on the design of the structure; however, for smaller projects the soil condition has significantly less bearing on its design. It is often determined on small projects that the soil conditions do not have an effect on the design of the structure. See ASCE 7-20-3-1, Exception. Each of the equations results in a period of vibration of less than 0.5 seconds and exceeds the size of a typical one-story structure.

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 14	1803.2
IBC 2018	IBC 2018 11	1803.2

Staff Comments: No changes in 2024 IBC.

CONTINUATION

2024 Code Section: 1907.4 Vapor retarder

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 16	1907.1
IBC 2018	IBC 2018 12	1907.1

Reason: To bring the IBC into compliance with the American Concrete Institute's standards.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

1907.4 ~~General~~ Vapor retarder. ~~The thickness of concrete floor slabs supported directly on the ground shall be not less than 31/2 inches (89 m m).~~ A ~~6 mil (0.006 inch; 0.15 mm)~~ 10-mil (0.010 inch) polyethylene ground contact vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other *approved* equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

Exception: A vapor retarder is not required:

1. For detached *structures* accessory to occupancies in Group R-3, such as garages, utility *buildings* or other unheated *facilities*.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m2) and carports attached to occupancies in Group R-3.
3. For *buildings* of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the *building*.
4. For driveways, walks, patios and other flatwork that will not be enclosed at a later date.
5. Where *approved* based on local site conditions.

2024 Code Section: ~~1907.1~~ 1907.4 ~~General~~ Vapor Retarder

1907.4 Vapor retarder. The thickness of concrete floor slabs supported directly on the ground shall not be less than 3 ½ inches (89mm). A 10-mil (0.010 inch) polyethylene ground contact vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

Exceptions: A vapor retarder is not required:

1. For detached *structures* accessory to occupancies in Group R-3, such as garages, utility *buildings* or other unheated *facilities*.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m2) and carports attached to occupancies in Group R-3.
3. For *buildings* of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the *building*.
4. For driveways, walks, patios and other flatwork that will not be enclosed at a later date.
5. Where *approved* based on local site conditions.

Reason: Bring into compliance with the American Concrete Institute standards.

Proponent: Structural Engineers' Association of SC

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 16	1907.1
IBC 2018	IBC 2018 12	1907.1

Staff Comments: Changes made in the 2024 IBC are noted in red. The section number and title changed. Sections 1907.1 through 1907.3 were added in the 2024 IBC, but there were no changes to the language modified in the 2021 IBC under Section 1907.1, now moved to Section 1907.4.

CONTINUATION

2024 Code Section: 2303.2.3 Other means during manufacture

Proponent: Building Officials Association of South Carolina (BOASC)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 17	2303.2.2
IBC 2018	IBC 2018 13	2303.2.2

Reason: The language in the 2018 code would prevent the use of methods for the treatment of fire-retardant treated wood that have been in use since at least 2009. We're not aware of any issues with products that have been tested in accordance with code requirements.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

[BF] 2303.2.3 Other means during manufacture. For wood products impregnated with chemicals by other means during manufacture, the treatment shall be an integral part of the manufacturing process of the wood product. The treatment shall provide permanent protection to all surfaces of the wood product. ~~The use of paints, coating, stains or other surface treatments is not an *approved* method of protection as required in this section.~~

2024 Code Section: ~~2303.2.2~~ 2303.2.3 Other means during manufacture

2303.2.3 Other means during manufacture. For wood products impregnated with chemicals by other means during manufacture, the treatment shall be an integral part of the manufacturing process of the wood product. The treatment shall provide permanent protection to all surfaces of the wood product. ~~The use of paints, coating, stains or other surface treatments is not an approved method of protection as required in this section.~~

Reason: The language in the 2018 code would prevent the use of methods for the treatment of fire retardant treated wood that have been in use since at least 2009. We're not aware of any issues with products that have been tested in accordance with code requirements.

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 17	2303.2.2
IBC 2018	IBC 2018 13	2303.2.2

Comments: Changes made in the 2024 IBC are noted in red. Section number only.

CONTINUATION

2024 Code Section: [P] 2902.1.1 Fixture calculations

Emergency Code Modification

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 19	[P] 2902.1.1

Reason: Gender-neutral gang-type bathrooms pose a serious threat to the health and safety of all by increasing the incident of sexual violence against women and children, as well as increasing the incident of wrongful accusations of assault, voyeurism, and the like. Gender-neutral gang-type bathrooms also undermine and reduce the "safe spaces" for victims of human trafficking, as well as discriminating against women and children by disproportionately decreasing the available number of bathroom spaces for women and children, while men will have access to both water closet compartments and urinal spaces. In addition, the common use sink space discriminates against women and children by disproportionately decreasing the area available for women to address personal needs, such as menstrual or other medical care, nursing and baby changing activities.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

[P] 2902.1.1 Fixture calculations. To determine the *occupant load* of each sex, the total *occupant load* shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the *occupant load* of each sex in accordance with Table 2902.1. Fractional numbers resulting from applying the fixture ratios of Table 2902.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall first be summed and then rounded up to the next whole number.

Exceptions:

1. The total *occupant load* shall not be required to be divided in half where *approved* statistical data indicates a distribution of the sexes of other than 50 percent of each sex.
2. ~~Where multiple-user *facilities* are designed to serve all genders, the minimum fixture count shall be calculated 100 percent, based on total *occupant load*. In such multiple-user user *facilities*, each fixture type shall be in accordance with ICC A117.1 and each urinal that is provided shall be located in a stall.~~
3. ~~Distribution of the sexes is not required where single-user water closets and bathing room fixtures are provided in accordance with Section 2902.1.2.~~

2024 Code Section: [P] 2902.1.1 Fixture calculations

[P] 2902.1.1 Fixture calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 403.1. Fractional numbers resulting from applying the fixture ratios of Table 403.1 shall be rounded up to the next whole number. For calculations involving multiple *occupancies*, such fractional numbers for each *occupancy* shall first be summed and then rounded up to the next whole number.

Exceptions:

1. The total occupant load shall not be required to be divided in half where *approved* statistical data indicate a distribution of the sexes of other than 50 percent of each sex.

~~2. Where multiple-user facilities are designed to serve all genders, the minimum fixture count shall be calculated 100 percent, based on total occupant load. In such multiple-user facilities, each fixture type shall be in accordance with ICC A117.1 [“and each urinal that is provided shall be located in a stall” – deleted].~~

~~3. Distribution of the sexes is not required where single-user water closets and bathing room fixtures are provided in accordance with Section 403.1.2.~~

Reason: Gender-neutral gang-type bathrooms pose a serious threat to the health and safety of all by increasing the incident of sexual violence against women and children, as well as increasing the incident of wrongful accusations of assault, voyeurism, and the like. Gender-neutral gang-type bathrooms also undermine and reduce the “safe spaces” for victims of human trafficking, as well as discriminating against women and children by disproportionately decreasing the available number of bathroom spaces for women and children, while men will have access to both water closet compartments and urinal spaces. In addition, the common use sink space discriminates against women and children by disproportionately decreasing the area available for women to address personal needs, such as menstrual or other medical care, nursing and baby changing activities.

Proponent:

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 19	[P] 2902.1.1

Staff Comments: Changes made in the 2024 IBC are noted in red above. Exception 3 was deleted, but the change does not affect the modification request. Exception 2 was also modified in the 2024 IBC; however, the modification deletes that exception entirely.

CONTINUATION

2024 Code Section: [P] 2902.2 Separate facilities

Emergency Code Modification

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 20	[P] 2902.2

Reason: Exception 6 is not necessary, as Exceptions 1-5 provide sufficient guidance and latitude for business, schools, churches and other similar large-capacity spaces, to provide gender-neutral spaces with adequate privacy protections.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows added language in the 2024 code)
(purple text below shows strikethroughs in the 2024 code)

[P] 2902.2 Separate facilities. Where plumbing fixtures are required, separate *facilities* shall be provided for each sex.

Exceptions:

1. Separate toilet *facilities* shall not be required for *dwelling units* and *sleeping units*.
2. Separate toilet *facilities* shall not be required in *structures* or tenant spaces with a total *occupant load*, including both employees and customers, of 15 or fewer.
3. Separate toilet *facilities* shall not be required in mercantile occupancies in which the maximum *occupant load* is 100 or fewer.
4. Separate toilet *facilities* shall not be required in business occupancies in which the maximum *occupant load* is 25 or fewer.
5. Separate toilet *facilities* shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with **Section 2902.1.2**.

~~6. Separate toilet *facilities* shall not be required where rooms having both water closets and lavatory fixtures are designed for use by both sexes all *persons* regardless of sex and privacy is provided for water closets are installed in accordance with Section 405.3.4 of the *International Plumbing Code* and for urinals in accordance with Section 405.3.5 of the *International Plumbing Code*. Urinals shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall.~~

2024 Code Section: [P] 2902.2 Separate facilities

[P] 2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile *occupancies* in which the maximum occupant load is 100 or fewer.
4. Separate facilities shall not be required in business *occupancies* in which the maximum occupant load is 25 or fewer.
5. Separate facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 403.1.2.
6. ~~Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by [“both sexes”-deleted] all persons regardless of sex and privacy is provided for water closets [“is provided”-deleted] in accordance with Section 405.3.4, and for urinals in accordance with Section 405.3.5. [“Urinals shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall. – deleted”]~~

Reason: Exception 6 is not necessary, as Exceptions 1-5 provide sufficient guidance and latitude for business, schools, churches and other similar large-capacity spaces, to provide gender-neutral spaces with adequate privacy protections.

Proponent:

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 20	[P] 2902.2

Staff Comments: Changes made in the 2024 IPC are noted in red. Minor changes were made to exception 6 in the 2024 IPC, however, this exception is deleted by SC modification and the changes are irrelevant.

CONTINUATION

2024 Code Section: **Appendix H Signs**

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 18	Appendix H
IBC 2018	IBC 2018 14	Appendix H
IBC 2015	IBC 2015 07	Appendix H
IBC 2012	IBC 2012 05	Appendix H

Reason: To provide minimum requirements for signs for the protection of people and property.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

Appendix H is adopted for use statewide.

2024 Code Section: Appendix H Signs

Appendix H is adopted for use statewide.

Reason: To provide minimum requirements for signs for the protection of people and property.

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IBC 2021	IBC 2021 18	Appendix H
IBC 2018	IBC 2018 14	Appendix H
IBC 2015	IBC 2015 07	Appendix H
IBC 2012	IBC 2012 05	Appendix H

Staff Comments: No changes in the 2021 IBC.

CONTINUATION

2024 Code Section: R202 Definitions: Accepted Engineering Practice

Proponent: Coastal Code Enforcement Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 01	R202
IRC 2018	IRC 2018 01	R202
IRC 2015	IRC 2015 01	R202
IRC 2012	IRC 2012 01	R202

Reason: To provide a clear definition and uniform interpretation of the phrase.

Staff Comments: No changes made in the 2024 IRC.

Summary of Code Study Committee Actions:

5/20/2025 - Continuation recommended to Council for approval with no changes.

A definition of "Accepted Engineering Practice" was added.

The new definition states:

Accepted Engineering Practice. The performance design of structures and/or structural elements that vary from prescriptive design methods of this code. Such design shall be made with accepted design standards by a South Carolina licensed Architect or Engineer as permitted by existing state law.

2024 Code Section: R202 Definitions

A definition of "Accepted Engineering Practice" was added.

The new definition states:

Accepted Engineering Practice. The performance design of structures and/or structural elements that vary from prescriptive design methods of this code. Such design shall be made with accepted design standards by a South Carolina licensed Architect or Engineer as permitted by existing state law.

Reason: To provide a clear definition and uniform interpretation of the phrase.

Proponent: Coastal Code Enforcement Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 01	R202
IRC 2018	IRC 2018 01	R202
IRC 2015	IRC 2015 01	R202
IRC 2012	IRC 2012 01	R202

Staff Comments: No changes made in the 2024 IRC.

CONTINUATION

2024 Code Section: R202 Definitions: Crawl Space

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 02	R202

Reason: Not provided by proponent

Staff Comments: No changes made in the 2024 IRC.

Summary of Code Study Committee Actions:

5/20/2025: Modification tabled for next meeting and referred back to Proponent (HBA) for review. Committee Chair had concerns with the current language needing additional clarity.

8/11/2025: Committee voted to recommend the modification for approval, with the below edits in purple.

(purple text shows Study Committee's recommended change)

R202 Definitions

[RB] CRAWL SPACE. An underfloor space that is not a *basement*. Spaces under decks and porches that do not contain mechanical equipment and are separated by a foundation wall are not to be considered crawlspaces.

2024 Code Section: R202 Definitions

Language was added to the definition of "Crawl Space".

[RB] CRAWL SPACE. An underfloor space that is not a *basement*. Spaces under decks and porches that do not contain mechanical equipment are not to be considered crawlspaces.

Reason: Not provided by proponent

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 02	R202

Staff Comments: No changes made in the 2024 IRC.

NEW MODIFICATION

2024 Code Section(s):

R202 Definitions: Sleeping Loft
R.310.3 Location
R314.1 General
Section R315 Sleeping Lofts
R319.1 Emergency escape and rescue opening required

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: The section is overly restrictive, hard to apply and duplicates existing safety rules.

Summary of Original Request: Delete definition of Sleeping Loft and Section R315 Sleeping Lofts without substitution.

Summary of Code Study Committee Actions:

8/11/2025: Committee voted to recommend the new modification for approval as modified. Committee expanded upon the original request to add removal of "sleeping lofts" in other sections of the code to eliminate confusion. As a result, edits were also made to: R.310.3 Location, R314.1 General, and R319.1 Emergency escape and rescue opening required.

(red text in following sections shows changes from 2021 to 2024 code)

R202 Definitions
~~**[RB] SLEEPING LOFT.** A space designated for sleeping on an intermediate level or levels between the floor and ceiling of a *story*, open on one or more sides to the room in which the space is located, and in accordance with **Section R315**.~~

(delete section without substitution)

R310.3 Location. Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional *story* of the *dwelling unit,* including *basements* and *habitable attics* and not including *crawl spaces* and uninhabitable *attics*. In ~~*dwellings or*~~ *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.

(*page 2 of R202, R310.1, etc.*)

4. Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in *dwelling units* where the *ceiling height* of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.
~~6. Within the room to which a *sleeping loft* is open, in the immediate vicinity of the *sleeping loft* .~~

R314.1 General. *Mezzanines* shall comply with **Sections R314.2** through **R314.5**.
Exception: ~~*Sleeping lofts* in *dwelling units* and~~ *sleeping units* shall be permitted to comply with **Section R315**, subject to the limitations in **Section R315.2**.

~~SECTION R315~~

~~SLEEPING LOFTS~~

(Delete section without substitution)

(red text below shows changes from 2021 to 2024 code)

R319.1 Emergency escape and rescue opening required. *Basements, habitable attics,* ~~the room to which a sleeping loft is open,~~ and every sleeping room shall have not less than one operable *emergency escape and rescue opening*. Where *basements* contain one or more sleeping rooms, an *emergency escape and rescue opening* shall be required in each sleeping room. *Emergency escape and rescue openings* shall open directly into a *public way*, or to a *yard* or *court* that opens to a *public way*.
Exceptions:
1. Basements used only to house mechanical *equipment* not exceeding a total floor area of 200 square feet (18.58 m2).
2. Storm shelters constructed in accordance with **ICC 500**.
3. Where the dwelling *unit* or *townhouse unit* is equipped with an automatic sprinkler system installed in accordance with **Section P2904**, sleeping rooms in *basements* shall not be required to have *emergency escape and rescue openings* provided that the *basement* has one of the following:
3.1. One means of egress complying with **Section R318** and one *emergency escape and rescue opening*.
3.2. Two means of egress complying with **Section R318**.
4. A *yard* shall not be required to open directly into a *public way* where the *yard* opens to an unobstructed path from the *yard* to the *public way*. Such path shall have a width of not less than 36 inches (914 mm).

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
R 302.2.1	Party walls
R 310.3	Location
R 316.3	Story above grade plane
R 318.3.1	Floor elevations at the req egress doors
R 322.1	General
R 905.1.1(2)	Underlayment application
M1411.9.1	Auxiliary and secondary drain systems.
P 2503.5.1	Rough Plumbing
P 2503.6	Shower liner test
P 2705.1	General
P 2903.10.3	Fixture valves and access
E 3601.7.3	Metering Centers
E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]

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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: R202 and R315 Sleeping Lofts.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

R202

~~[RB] SLEEPING LOFT. A space designated for sleeping on an intermediate level or levels between the floor and ceiling of a story, open on one or more sides to the room in which the space is located, and in accordance with Section R315.~~

~~**R315. Sleeping lofts. (Delete entire section)**~~

In 200 characters or less, please briefly describe the justification for this modification request.

The section is overly restrictive, hard to apply, and duplicates existing safety rules. Its removal improves clarity and flexibility without reducing code compliance or occupant safety.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: R301.2.1 Wind design criteria

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 04	

Reason: Provides added consistency and ease.

Staff Comments: No changes made in the 2024 IRC.

Summary of Code Study Committee Actions:

8/11/2025: Committee voted to continue the modification as modified below in green. The ATC website is no longer available, so changes reflect the use of the ASCE Hazard Tool, which is now used in its place. Additionally, the published maps on the Council's website were last updated in 2015 and are extremely outdated. If approved by the Council, the maps will no longer be used and the ASCE Hazard Tool will be utilized for wind and seismic design parameters. The language below still allows a jurisdiction to determine their own wind design category, as long as it does not provide a stricter standard than the ASCE Hazard Tool. This change should help provide better consistency throughout the state.

(purple text shows Study Committee's recommended change)

R301.2.1 Wind design criteria. *Buildings* and portions thereof shall be constructed in accordance with the ~~wind provisions of this code using the ultimate design wind speed in **Table R301.2** as determined from **Figure R301.2(2)**~~ ~~the previously published maps by the South Carolina Building Codes Council~~ the American Society of Civil Engineers (ASCE) Hazard Tool. The local building official may delineate the wind design category within their jurisdiction, as long as, it does not surpass those provided on the ~~Applied Technology Council (ATC)~~ American Society of Civil Engineers (ASCE) Hazard Tool website. The structural provisions of this code for wind loads are not permitted where wind design is required as specified in **Section R301.2.1.1**. Where different construction methods and structural materials are used for various portions of a *building*, the applicable requirements of this section for each portion shall apply. Where not otherwise specified, the wind loads listed in **Table R301.2.1(1)** adjusted for height and exposure using **Table R301.2.1(2)** shall be used to determine design load performance requirements for wall coverings, curtain walls, *roof coverings*, exterior windows, *skylights*, garage doors and exterior doors. Asphalt shingles shall be designed for wind speeds in accordance with **Section R905.2.4**. *Metal roof shingles* shall be designed for wind speeds in accordance with **Section R905.4.4**. A continuous load path shall be provided to transmit the applicable uplift forces in **Section R802.11** from the *roof assembly* to the foundation. Where ultimate design wind speeds in **Figure R301.2(2)** are less than the lowest wind speed indicated in the prescriptive provisions of this code, the lowest wind speed indicated in the prescriptive provisions of this code shall be used.

Applicable Code: 2021 International Residential Code

Modification Index Number: IRC 2021-04

Code Section: R301.2.1 Wind design criteria

Modification:

R301.2.1 Wind design criteria. Buildings and portions thereof shall be constructed in accordance with ~~the wind provisions of this code using the ultimate design wind speed in Table R301.2 as determined from Figure R301.2(2)~~ the previously published maps by the South Carolin*a* Building Codes Council. The local building official may delineate the wind design category within their jurisdiction, as long as, it does not surpass those provided on the Applied Technology Council (ATC) website. The structural provisions of this code for wind loads are not permitted where wind design is required as specified in Section R301.2.1.1. Where different construction methods and structural materials are used for various portions of a building, the applicable requirements of this section for each portion shall apply. Where not otherwise specified, the wind loads listed in Table R301.2.1(1) adjusted for height and exposure using Table R301.2.1(2) shall be used to determine design load performance requirements for wall coverings, curtain walls, roof coverings, exterior windows, skylights, garage doors and exterior doors. Asphalt shingles shall be designed for wind speeds in accordance with Section R905.2.4. *Metal roof shingles* shall be designed for wind speeds in accordance with Section R905.4.4. A continuous load path shall be provided to transmit the applicable uplift forces in Section R802.11 from the *roof assembly* to the foundation. Where ultimate design wind speeds in Figure R301.2(2) are less than the lowest wind speed indicated in the prescriptive provisions of this code, the lowest wind

speed indicated in the prescriptive provisions of this code shall be used.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Index Number	Previous Code Section
N/A		

NEW MODIFICATION

2024 Code Section: R301.2.2 Seismic provisions

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: The structural requirements add cost without significant safety benefit in low-to-moderate seismic rick areas.

Summary of Code Study Committee Actions:

8/11/2025: Modification request was recommended for approval as submitted. Request removes Seismic Design Category C for townhomes.

(red text below shows changes from 2021 to 2024 code)

R301.2.2 Seismic provisions. Buildings within the scope of this code as defined in **Section R101.2** shall be constructed in accordance with the requirements of this section and other seismic requirements of this code. The seismic provisions of this code shall apply as follows:
1. *Townhouses* and *buildings* as permitted by the exceptions to **Section R101.2** containing three or more *dwelling units* in *Seismic Design Categories* C, D0, D 1 and D2.
2. Detached one- and two-family *dwellings* and *buildings* as permitted by the exceptions to **Section R101.2** containing less than three *dwelling units* in *Seismic Design Categories* D0, D 1 and D2. Buildings in Seismic Design Category E shall be designed to resist seismic loads in accordance with the *International Building Code*, except where the *seismic design categories* are reclassified to lower seismic design categories in accordance with **Section R301.2.2.1**. Components of *buildings* not required to be designed to resist seismic loads shall be constructed in accordance with the provisions of this code.

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

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Please don't hesitate to contact me if you have any questions.

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R 302.2.1	Party walls
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P 2903.10.3	Fixture valves and access
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E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]

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- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: R 301.2.2 Seismic provisions.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

R301.2.2 Seismic provisions.
Buildings within the scope of this code as defined in Section R101.2 shall be constructed in accordance with the requirements of this section and other seismic requirements of this code. The seismic provisions of this code shall apply as follows:

1.Townhousesand buildings as permitted by the exceptions to Section R101.2 containing three or more dwelling units in Seismic Design Categories C, D0, D 1 and D2.

2.Detached one- and two-family dwellings and buildings as permitted by the exceptions to Section R101.2 containing less than three dwelling units in Seismic Design Categories D0, D 1 and D2.

In 200 characters or less, please briefly describe the justification for this modification request.

Category C should be removed for townhomes as its structural requirements add cost without significant safety benefit in low-to-moderate seismic risk areas like most of South Carolina.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: R301.2.2.1 Determination of seismic design category

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 04	

Reason: Provides added consistency and ease.

Staff Comments: No changes made in the 2024 IRC.

Summary of Code Study Committee Actions:

8/11/2025: Committee voted to continue the modification as modified below in green. The ATC website is no longer available, so changes reflect the use of the ASCE Hazard Tool, which is now used in its place. Additionally, the published maps on the Council's website were last updated in 2015 and are extremely outdated. If approved by the Council, the maps will no longer be used and the ASCE Hazard Tool will be utilized for wind and seismic design parameters. The language below still allows a jurisdiction to determine their own seismic design category, as long as it does not provide a stricter standard than the ASCE Hazard Tool. This change should help provide better consistency throughout the state.

(red text below shows changes from 2021 to 2024 code)
(purple text shows Study Committee's recommended change)

R301.2.2.1 Determination of seismic design category. *Buildings* shall be assigned a *seismic design category* in accordance with the American Society of Civil Engineers (ASCE) Hazard Tool ~~the previously published maps by the South Carolina Building Codes Council~~ **Figures R301.2.2.1(1)** ~~through~~ **R301.2.2.1(7),** ~~except as otherwise required by~~ **Section R401.4**~~.~~ The local building official may delineate the seismic design category within the jurisdiction, as long as, it does not surpass those provided on the American Society of Civil Engineers (ASCE) Hazard Tool ~~Applied Technology Council (ATC)~~ website.

2024 Code Section: R301.2.2.1 Determination of seismic design category

R301.2.2.1 Determination of seismic design category. *Buildings* shall be assigned a *seismic design category* in accordance with the previously published maps by the South Carolina Building Codes Council ~~Figures R301.2.2.1(1) through R301.2.2.1(7)~~, except as otherwise required by Section R401.1. The local building official may delineate seismic design category within the jurisdiction, as long as it does not surpass those provided on the Applied Technology Council (ATC) website.

Reason: Provides added consistency and ease.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 05	R301.2.1.1

Staff Comments: Changes made in the 2024 IRC are noted in red. Language was added to reference an exception in Section R401.1. The Committee should consider that the ATC Hazards by Location site ceased operation on December 31, 2024. Users are being encouraged to use the ASCE Hazard Tool in its place, found at https://ascehazardtool.org/.

CONTINUATION

2024 Code Section: R302.1 Exterior Walls (adds exception #6)

Proponent: Coastal Code Enforcement Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 06	R302.1
IRC 2018	IRC 2018 04	R302.1
IRC 2015	IRC 2015 01	R302.1
IRC 2012	IRC 2012 02	R302.1

Reason: To provide a clear definition and uniform interpretation of the phrase

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of *dwellings*, *townhouses* and *accessory* buildings shall comply with Table R302.1(1) based on *fire separation distance*; or *dwellings* and *townhouses* equipped throughout with an *automatic sprinkler system* installed in accordance with Section P2904 shall comply with Table R302.1(2) based on *fire separation distance*.

For the purposes of determining *fire separation distance*, *dwellings* and *townhouses* on the same lot shall be assumed to have an imaginary line between them. Where a new *dwelling* or *townhouse* is to be erected on the same lot as an existing *dwelling* or *townhouse*, the location of the assumed imaginary line with relation to the existing *dwelling* or *townhouse* shall be such that the existing *dwelling* or *townhouse* meets requirements of this section.

Where a *lot line* exists between adjacent *townhouse units*, *fire separation distance* of exterior walls shall be measured to the *lot line*. Where a *lot line* does not exist between adjacent *townhouse* units, an imaginary line shall be assumed between the adjacent *townhouse units* and *fire separation distance* of exterior walls shall be measured to the imaginary line. *Fire separation distance* and requirements of **Section R302.1** shall not apply to walls separating *townhouse units* that are required by **Section R302.2**.

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. Walls of *individual dwelling units* and their *accessory* ~~*structures*~~ buildings located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from *permits* are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the *lot line*.
4. Detached garages accessory to a *dwelling unit* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).

(*page 2 of R302.1*)

5. Foundation vents installed in compliance with this code are permitted.
6. *Fire separation distance*.

a. The minimum *fire separation distance* for improvement constructed on a lot shown on: [i] a recorded bonded or final subdivision plat, or [ii] a sketch plan, site plan, plan of phased development or preliminary plat approved by the local governing authority, which was recorded or *approved* prior to the implementation of 2012 International Residential Code and which shows or describes lesser setbacks than the *fire separation distances* provided in Table R302.1(1), shall be equal to the lesser setbacks, but in no event less than 3 feet (914 mm).

b. The minimum *fire separation distance* for improvements constructed on a lot where the local governing authority has, prior to the implementation of 2012 International Residential Code: [i] accepted exactions or issued conditions, [ii] granted a special exception, [iii] entered into a development agreement, [iv] *approved* a variance, [v] *approved* a planned development district, or [vi] otherwise *approved* a specific development plan which contemplated or provided for setbacks less than the *fire separation distances* provided in Table R302.1(1), shall be equal to the lesser setback, but in no event less than 3 feet (914 mm).

2024 Code Section: R302.1 Exterior Walls

Exception 6 was added.

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of *dwellings , townhouses* and *accessory* buildings shall comply with Table R302.1(1) based on *fire separation distance*; or *dwellings* and *townhouses* equipped throughout with an *automatic sprinkler system* installed in accordance with Section P2904 shall comply with Table R302.1(2) based on *fire separation distance*. For the purposes of determining *fire separation distance*, *dwellings* and *townhouses* on the same lot shall be assumed to have an imaginary line between them. Where a new *dwelling* or *townhouse* is to be erected on the same lot as an existing *dwelling* or *townhouse*, the location of the assumed imaginary line with relation to the existing *dwelling* or *townhouse* shall be such that the existing *dwelling* or *townhouse* meets requirements of this section.

Where a *lot line* exists between adjacent *townhouse units*, *fire separation distance* of exterior walls shall be measured to the *lot line*. Where a *lot line* does not exist between adjacent *townhouse* units, an imaginary line shall be assumed between the adjacent *townhouse units* and *fire separation distance* of exterior walls shall be measured to the imaginary line. *Fire separation distance* and requirements of Section R302.1 shall not apply to walls separating *townhouse units* that are required by Section R302.2.

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. Walls of *individual dwelling units* and their *accessory* structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from *permits* are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the *lot line*.
4. Detached garages accessory to a *dwelling unit* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.
6. *Fire separation distance.*

   a. The minimum *fire separation distance* for improvement constructed on a lot shown on: [i] a recorded bonded or final subdivision plat, or [ii] a sketch plan, site plan, plan of phased development or preliminary plat approved by the local governing authority, which was recorded or *approved* prior to the implementation of 2012 International Residential Code and which shows or describes lesser setbacks than the *fire separation distances* provided in Table R302.1(1), shall be equal to the lesser setbacks, but in no event less than 3 feet (914 mm).

   b. The minimum *fire separation distance* for improvements constructed on a lot where the local governing authority has, prior to the implementation of 2012 International Residential Code: [i] accepted exactions or issued conditions, [ii] granted a special exception, [iii] entered into a development agreement, [iv] *approved* a variance, [v] *approved* a planned development district, or [vi] otherwise *approved* a specific development plan which contemplated or provided for setbacks less than the *fire separation distances* provided in Table R302.1(1), shall be equal to the lesser setback, but in no event less than 3 feet (914 mm).

Reason: To provide a clear definition and uniform interpretation of the phrase

Proponent: Coastal Code Enforcement Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 06	R302.1
IRC 2018	IRC 2018 04	R302.1
IRC 2015	IRC 2015 01	R302.1
IRC 2012	IRC 2012 02	R302.1

Staff Comments: Changes made in the 2024 IRC are noted in red. Significant language was added to the main body of the section.

CONTINUATION

2024 Code Section: R302.1 Exterior Walls (adds exception #7)

Proponent: Building Official's Association of South Carolina (BOASC)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 06	R302.1

Reason: To account for eave projections on townhomes.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(Modification adds below exception to prior modification for Section R302.1 Exterior walls)

Exceptions:

7. Aesthetic roof and siding projections may extend beyond the common wall of a *townhouse unit* over an adjoining unit's property line as long as the construction of the project does not damage the integrity of the fire-rated assembly, the projection is completely supported by the common wall, the projection is protected by a 1-hour construction or fire retardant-treated wood, and the projection is limited to 18 inches (457 mm). These projections shall not contain any plumbing, electrical or mechanical installations. An easement may be required by the jurisdiction to ensure future access to this projection for repair and maintenance.

2024 Code Section: R302.1 Exterior Walls

Exception 7 was added. This modification adds to modified language in IRC 2021-06.

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of *dwellings , townhouses* and *accessory* buildings shall comply with Table R302.1(1) based on *fire separation distance*; or *dwellings* and *townhouses* equipped throughout with an *automatic sprinkler system* installed in accordance with Section P2904 shall comply with Table R302.1(2) based on *fire separation distance*.
For the purposes of determining *fire separation distance*, *dwellings* and *townhouses* on the same lot shall be assumed to have an imaginary line between them. Where a new *dwelling* or *townhouse* is to be erected on the same lot as an existing *dwelling* or *townhouse*, the location of the assumed imaginary line with relation to the existing *dwelling* or *townhouse* shall be such that the existing *dwelling* or *townhouse* meets requirements of this section.
Where a *lot line* exists between adjacent *townhouse units*, *fire separation distance* of exterior walls shall be measured to the *lot line*. Where a *lot line* does not exist between adjacent *townhouse* units, an imaginary line shall be assumed between the adjacent *townhouse units* and *fire separation distance* of exterior walls shall be measured to the imaginary line. *Fire separation distance* and requirements of Section R302.1 shall not apply to walls separating *townhouse units* that are required by Section R302.2.

Exceptions:

6. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
7. Walls of *individual dwelling units* and their *accessory* structures located on the same lot.
8. Detached tool sheds and storage sheds, playhouses and similar structures exempted from *permits* are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the *lot line*.
9. Detached garages accessory to a *dwelling unit* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).
10. Foundation vents installed in compliance with this code are permitted.
6. *Fire separation distance*.
   a. The minimum *fire separation distance* for improvement constructed on a lot shown on: [i] a recorded bonded or final subdivision plat, or [ii] a sketch plan, site plan, plan of phased development or preliminary plat approved by the local governing authority, which was recorded or *approved* prior to the implementation of 2012 International Residential Code and which shows or describes lesser setbacks than the *fire separation distances* provided in Table R302.1(1), shall be equal to the lesser setbacks, but in no event less than 3 feet (914 mm).
   b. The minimum *fire separation distance* for improvements constructed on a lot where the local governing authority has, prior to the implementation of 2012 International Residential Code: [i] accepted exactions or issued conditions, [ii] granted a special exception, [iii] entered into a development agreement, [iv] *approved* a variance, [v] *approved* a planned development district, or [vi] otherwise *approved* a specific development plan which contemplated or provided for setbacks less than the *fire separation distances* provided in Table R302.1(1), shall be equal to the lesser setback, but in no event less than 3 feet (914 mm).
7. Aesthetic roof and siding projections may extend beyond the common wall of a *townhouse unit* over an adjoining unit's property line as long as the construction of the project does not damage the integrity of the fire-rated assembly, the projection is completely supported by the common wall, the projection is protected by a 1-hour construction or fire retardant-treated wood, and the projection is limited to 18 inches (457 mm). These projections shall not contain any plumbing, electrical or mechanical installations. An easement may be required by the jurisdiction to ensure future access to this projection for repair and maintenance.

Reason: To account for eave projections on townhomes.

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 06	R302.1

Staff Comments: Changes made in the 2024 IRC are noted in red. Significant language was added to the main body of the section.

NEW MODIFICATION

2024 Code Section: **R302.2.7 Meter Location (new section)**

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Provides design and installation flexibility. Aligns with utility company practices and NEC requirements. Maintains fire-resistance integrity of common walls. Clarifies enforcement for local building officials and reduces conflicts during plan review.

Summary of Code Study Committee Actions:

8/11/2025: Modification request recommended for approval as modified below.

R.302.2.7 Meter Location. Installation of multiple electrical meters on the exterior wall of townhomes is permitted, provided the installation does not breach the fire-resistance-rated wall assembly.

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
R 302.2.1	Party walls
R 310.3	Location
R 316.3	Story above grade plane
R 318.3.1	Floor elevations at the req egress doors
R 322.1	General
R 905.1.1(2)	Underlayment application
M1411.9.1	Auxiliary and secondary drain systems.
P 2503.5.1	Rough Plumbing
P 2503.6	Shower liner test
P 2705.1	General
P 2903.10.3	Fixture valves and access
E 3601.7.3	Metering Centers
E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]

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South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: R 302.2.1.1 Party walls.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

"Installation of multiple electrical meters on the exterior face of common (party) walls between townhomes is permitted, provided the installation does not breach the fire-resistance-rated wall assembly."

In 200 characters or less, please briefly describe the justification for this modification request.

-Provides design and installation flexibility.
-Aligns with utility company practices and NEC requirements.
-Maintains fire-resistance integrity of common walls.
-Clarifies enforcement for local building officials and reduces conflicts during plan review.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation
I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: R302.4.1 Through penetrations

Proponent: Building Official's Association of South Carolina (BOASC)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 09	R302.4.1

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

R302.4.1 Through penetrations. Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with **Section R302.4.1.1** or **R302.4.1.2**. No penetrations shall pass completely through the fire-rated assembly separating townhouse units.

Exceptions:

1. Where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, the annular space shall be protected as follows:
    1.1. In concrete or masonry wall or floor assemblies, concrete, grout or mortar shall be permitted where installed to the full thickness of the wall or floor assembly or the thickness required to maintain the fire-resistance rating, provided that both of the following are complied with:
        1.1.1. The nominal diameter of the penetrating item is not more than 6 inches (152 mm).
        1.1.2. The area of the opening through the wall does not exceed 144 square inches (92 900 mm^2).
    1.2. The material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste where subjected to **ASTM E119** or **UL 263** time temperature fire conditions under a positive pressure differential of not less than 0.01 inch of water (3 Pa) at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated.
2. The annular space created by the penetration of water-filled fire sprinkler piping, provided that the annular space is filled using a material complying with Item 1.2 of Exception 1.

2024 Code Section: R302.4.1 Through penetrations

R302.4.1 Through penetrations. Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R302.4.1.1 or R302.4.1.2. No penetrations shall pass completely through the fire-rated assembly separating townhouse units.

Exceptions:

1. Where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, the annular space shall be protected as follows:
   1.1. In concrete or masonry wall or floor assemblies, concrete, grout or mortar shall be permitted where installed to the full thickness of the wall or floor assembly or the thickness required to maintain the fire-resistance rating, provided that both of the following are complied with:
      1.1.1. The nominal diameter of the penetrating item is not more than 6 inches (152 mm).
      1.1.2. The area of the opening through the wall does not exceed 144 square inches (92 900 mm2).
   1.2. The material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste where subjected to ASTM E119 or UL 263 time temperature fire conditions under a positive pressure differential of not less than 0.01 inch of water (3 Pa) at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated.
2. The annular space created by the penetration of water-filled fire sprinkler piping, provided that the annular space is filled using a material complying with Item 1.2 of Exception 1.

Reason: The common walls between townhouses are essentially property lines between adjacent owners, and utilities or services of any kind should not pass through a property line.

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 09	R302.4.1

Staff Comments: No changes made in the 2024 IRC.

CONTINUATION

2024 Code Section: R302.5.1 Opening protection

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 10	R302.5.1
IRC 2018	IRC 2018 05	R302.5.1
IRC 2015	IRC 2015 05	R302.5.1

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and ~~residence~~ *dwelling unit* shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors. ~~Doors shall be self-latching and equipped with a self-closing or automatic-closing device.~~

2024 Code Section: R302.5.1 Opening protection

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and ~~residence~~ *dwelling unit* shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors. ~~Doors shall be self-latching and equipped with a self-closing or automatic-closing device.~~

Reason: Lack of supporting documentation proving that self-closing devices contribute to fire or carbon monoxide safety

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 10	R302.5.1
IRC 2018	IRC 2018 05	R302.5.1
IRC 2015	IRC 2015 05	R302.5.1

Staff Comments: Changes made in the 2024 IRC are noted in red. “Residence” was replaced with the defined term “dwelling unit”.

CONTINUATION

2024 Code Section: R302.13 Fire protection of floors

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 11	R302.13
IRC 2018	IRC 2018 06	R302.13
IRC 2015	IRC 2015 06	R302.13

Reason: Requirements are unwarranted and unnecessary.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

R302.13 Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) *wood structural panel* membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other *approved* equivalent sprinkler system.
2. ~~Floor assemblies located directly over a *crawl space* not intended for storage or for the installation of fuel-fired or electric-powered heating *appliances*~~. Floor assemblies located directly over a *crawl space*.
3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
   3.1. The aggregate area of the unprotected portions does not exceed 80 square feet (7.4 m2) per story.
   3.2. Fireblocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or *structural composite lumber* equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other *approved* floor assemblies demonstrating equivalent fire performance.
5. Wood floor assemblies less than 600 square feet (55.7m^2) within detached *accessory structures* with no *habitable space* above them.

2024 Code Section: R302.13 Fire protection of floors

R302.13 Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) *wood structural panel* membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other *approved* equivalent sprinkler system.
2. ~~Floor assemblies located directly over a *crawl space* not intended for storage or for the installation of fuel-fired or electric-powered heating *appliances*~~. Floor assemblies located directly over a *crawl space*.
3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
   3.1. The aggregate area of the unprotected portions does not exceed 80 square feet (7.4 m2) per story.
   3.2. Fireblocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or *structural composite lumber* equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other *approved* floor assemblies demonstrating equivalent fire performance.
5. Wood floor assemblies less than 600 square feet (55.7m^2) within detached *accessory structures* with no *habitable space* above them.

Reason: Requirements are unwarranted and unnecessary

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 11	R302.13
IRC 2018	IRC 2018 06	R302.13
IRC 2015	IRC 2015 06	R302.13

Staff Comments: Changes made in the 2024 IRC are noted in red. Exception 5 was added.

CONTINUATION

2024 Code Section: 304.1.1 Field treatment

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 22	R317.1.1
IRC 2018	IRC 2018 14	R317.1.1
IRC 2015	IRC 2015 13	R317.1.1
IRC 2012	IRC 2012 12	R317.1.1

Reason: To add the preservative-treated wood product manufacturer's field treatment recommendations as a method of compliance.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

R304.1.1 Field treatment. Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4 or in accordance with the preservative-treated wood product manufacturer's recommendations.

2024 Code Section: R~~317.1.1~~ 304.1.1 Field treatment

R304.1.1 Field treatment. Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4 or in accordance with the preservative-treated wood product manufacturer's recommendations.

Reason: To add the preservative-treated wood product manufacturer's field treatment recommendations as a method of compliance.

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 22	R317.1.1
IRC 2018	IRC 2018 14	R317.1.1
IRC 2015	IRC 2015 13	R317.1.1
IRC 2012	IRC 2012 12	R317.1.1

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number was changed.

CONTINUATION

2024 Code Section: R305.1 Subterranean termite control methods

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 23	318.1
IRC 2018	IRC 2018 15	318.1

Reason: Provides clarification that additional treatment methods are permissible if it adheres to Section 27-1085 of the Rules and Regulations for the Enforcement of the South Carolina Pesticide Control Act and enforced by the Clemson University Department of Pesticide Regulations.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

R305.1 Subterranean termite control methods. In areas subject to damage from termites as indicated by Table R301.2, protection shall be by one, or a combination, of the following methods:

1. Chemical termiticide treatment in accordance with Section R305.2.
2. Termite-baiting system installed and maintained in accordance with the *label*.
3. Pressure-preservative-treated wood in accordance with the provisions of Section R304.1.
4. Naturally durable termite-resistant wood.
5. Physical barriers in accordance with Section R305.3 and used in locations as specified in Section R304.1.
6. Cold-formed steel framing in accordance with Sections R505.2.1 and R603.2.1.
7. Treatments may be conducted as outlined in Section 27-1085 of the Rules and Regulations for the Enforcement of the South Carolina Pesticide Control Act and enforced by the Clemson University Department of Pesticide Regulation.

2024 Code Section: R~~318.1~~ 305.1 Subterranean termite control methods

R305.1 Subterranean termite control methods. In areas subject to damage from termites as indicated by Table R301.2, protection shall be by one, or a combination, of the following methods:

1. Chemical termiticide treatment in accordance with Section R305.2.
2. Termite-baiting system installed and maintained in accordance with the *label*.
3. Pressure-preservative-treated wood in accordance with the provisions of Section R304.1.
4. Naturally durable termite-resistant wood.
5. Physical barriers in accordance with Section R305.3 and used in locations as specified in Section R304.1.
6. Cold-formed steel framing in accordance with Sections R505.2.1 and R603.2.1.
7. Treatments may be conducted as outlined in Section 27-1085 of the Rules and Regulations for the Enforcement of the South Carolina Pesticide Control Act and enforced by the Clemson University Department of Pesticide Regulation.

Reason: Provides clarification that additional treatment methods are permissible if it adheres to Section 27-1085 of the Rules and Regulations for the Enforcement of the South Carolina Pesticide Control Act and enforced by the Clemson University Department of Pesticide Regulations.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 23	318.1
IRC 2018	IRC 2018 15	318.1

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number was changed, and within the body of the text, referenced section numbers were also changed.

CONTINUATION

2024 Code Section: R305.4 Foam Plastic Protection

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 24	R318.4
IRC 2018	IRC 2018 16	R318.4

Reason: Provided language establishes a best management practice in order to inspect for termites and other wood-destroying organisms. The exception should be deleted due to a lack of rigorous experimental investigation and robust data to indicate a foam insulation product can be treated or produced in a way to make the product 100% effective against subterranean termite damage or an effective barrier to prevent termites a route into a structure.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

R305.4 Foam plastic protection. In areas where the probability of termite infestation is "very heavy" as indicated in Figure R305.4, extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls or slab foundations located below *grade*. The clearance between foam plastics installed above *grade* and exposed earth shall be not less than 6 inches (152 mm). For crawl space applications, foam plastic shall be installed so as to provide a termite inspection gap of no less than 6 inches (152 mm) along the top of the foundation wall and foundation sill plate.

Exceptions:

1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of *noncombustible materials* or pressure-preservative-treated wood.
~~2.Where in addition to the requirements of Section R318.1, an *approved* method of protecting the foam plastic and structure from subterranean termite damage is used.~~
~~3.~~2. On the interior side of basement *walls*.

2024 Code Section: R~~318.4~~ 305.4 Foam Plastic Protection

R305.4 Foam plastic protection. In areas where the probability of termite infestation is "very heavy" as indicated in Figure R305.4, extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls or slab foundations located below *grade*. The clearance between foam plastics installed above *grade* and exposed earth shall be not less than 6 inches (152 mm). For crawl space applications, foam plastic shall be installed so as to provide a termite inspection gap of no less than 6 inches (152 mm) along the top of the foundation wall and foundation sill plate.

Exceptions:

1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of *noncombustible materials* or pressure-preservative-treated wood.

~~2.Where in addition to the requirements of Section R318.1, an *approved* method of protecting the foam plastic and structure from subterranean termite damage is used.~~

~~3.~~2. On the interior side of basement *walls*.

Reason: Provided language establishes a best management practice in order to inspect for termites and other wood-destroying organisms. The exception should be deleted due to a lack of rigorous experimental investigation and robust data to indicate a foam insulation product can be treated or produced in a way to make the product 100% effective against subterranean termite damage or an effective barrier to prevent termites a route into a structure.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 24	R318.4
IRC 2018	IRC 2018 16	R318.4

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number was changed, and within the body of the text, a referenced section number was also changed.

CONTINUATION

2024 Code Section: R305.5 Termite inspection strip

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 25	R318.5

Reason: Provides added consistency and ease for inspections

Staff Comments: This section was added to the code. However, with the restructure of Chapter 3, this now fits best in Section R305.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows new 2024 code section)

R305.5 Termite inspection strip. Where foam plastic is applied in accordance with Section R318.4, a continuous 6-inch (152 mm) strip centered along the sill plate shall be left open for termite activity inspection.

2024 Code Section: R~~318.5~~ 305.5 Termite inspection strip

R305.5 Termite inspection strip. Where foam plastic is applied in accordance with Section R318.4, a continuous 6-inch (152 mm) strip centered along the sill plate shall be left open for termite activity inspection.

Reason: Provides added consistency and ease for inspections

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 25	R318.5

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number was changed.

NEW MODIFICATION

2024 Code Section: R306 Flood-Resistant Construction

Proponent: Georgetown County

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Summary of Code Study Committee Actions:

8/11/2025: Modification request was denied. Committee recommends disapproval of the request to the Council.

Summary of Request: Remove Section R306 Flood-Resistant Construction and make that section an Appendix in the 2024 SCRC.

~~**SECTION R306**~~

~~**FLOOD-RESISTANT CONSTRUCTION**~~

GEORGETOWN COUNTY
RESOLUTION NO. 25-21

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT TO APPLY TO THE SOUTH CAROLINA BUILDING CODES COUNCIL FOR A BUILDING CODE MODIFICATION PURSUANT TO SECTION 8-240 (H) OF THE SOUTH CAROLINA CODE OF REGULATIONS, AND TO CARRY OUT ALL NECESSARY ACTS AND MATTERS RELATING THERETO.

WHEREAS, Georgetown County, South Carolina (the "County"), acting by and through its County Council (the "Council"), is authorized and empowered under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended to carry out acts necessary for the good government and wellbeing of its citizens:

WHEREAS, the FEMA Flood Insurance Rate Map (FIRM), took effect on May 9th of 2023 with a new map feature known as the Limit in Moderate Wave Action (LiMWA) line which establishes areas within AE-zones known as the Coastal A zone, has imposed unreasonable restrictions and/or requirements under the 2021 South Carolina Residential Code (SCRC) and the 2021 South Carolina Building Code (SCBC) which are in effect in the County.

WHEREAS, the LiMWA line as established on the FIRM is incomplete, inaccurate and erroneous in terms of Georgetown County.

WHEREAS, County has determined, *inter alia*, that the new restrictions and requirements have/will adversely affect housing, building, and economic development, and could be directly and substantially detrimental to the County, citizens and residents of the County due to excessive, unanticipated, and uncontrollable costs, particularly for reconstruction following a casualty in the County.

WHEREAS, enforcement of the Coastal A zone as established by the LiMWA line on the FIRM is not required by FEMA and exceeds National Flood Insurance Program (NFIP) guidance.

WHEREAS, accordingly, the County wishes to pursue modifications to the 2024 edition of the applicable building code pursuant to S.C. Code of Regulations § 8-240 (H).

NOW, THEREFORE, BE IT RESOLVED by the Council, as follows:

Section I: Findings and Determinations.

1. The FEMA, Flood Insurance Rate Map (FIRM) took effect on May 9th of 2023 creating new Coastal A zones resulting in the imposition of new restrictions and/or requirements under the SCRC and SCBC.

2. The 2024 International Building Codes, specifically Section R306 of the International Residential Code and Section 1612 of the International Building Code, require structures within the Coastal A Zone to conform to requirements for a V flood zone,

3. The new restrictions and requirements are reasonably anticipated to result in excessive, unanticipated, and uncontrolled costs, particularly for reconstruction following a casualty of buildings in the County.

4. The new restrictions and requirements are reasonably anticipated to have an adverse impact on housing, building, and economic development in the County and the citizens and residents of the County.

5. The LiMWA line as adopted by the FIRM for Georgetown County is incomplete, inaccurate and erroneous.

6. The enforcement of the Coastal A zone as established by the LiMWA line on the FIRM is not reasonably necessary nor calculated to protect the public health, safety and welfare.

7. It is in the best interest of the County that the minimum National Flood Insurance Program requirements be enforced and that more stringent measures be determined by local ordinance and not mandated by the SCRC and SCBC.

8. The South Carolina Code of Regulations, particularly but not limited to § 8-240, provide for local jurisdictions to apply to the Building Code Council for building code modifications.

Section II: Authorization.

The Director of the Department of Planning and Code Enforcement, and each and all of her designees, as well as the Chairman of the Council, the County Administrator, and County Attorney, for and on behalf of the County, are hereby each authorized, empowered, and directed to pursue a building code modification by application to the Building Code Council and to take such action as necessary in furtherance of that modification and pursuant to this Resolution.

Section III: Effective.

This Resolution shall take effect and be in full force upon adoption by the Council.

Done in meeting duly assembled this 24th day of June, 2025.
GEORGETOWN COUNTY, SOUTH CAROLINA

[redacted]

Clint Elliott, Chairman, County Council
Georgetown County, South Carolina

Attest:

B[redacted]

Alma D. Sierra , Clerk to Council
Georgetown County, South Carolina

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Georgetown County

Addre[redacted]

Street City State Zip

Name: Steven Elliott Title/Position: Building Official

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: Section R306 Flood-Resistant Construction.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

Remove Section R306 Flood-Resistant Construction from the 2024 IRC and make that section an Appendix in the 2024 SCRC.

In 200 characters or less, please briefly describe the justification for this modification request.

Section R306 in the 2024 IRC imposes construction requirements above and beyond minimum NFIP guidance. Some examples are Coastal A zones and size limits for detached accessory structures. Coastal A zones are based on FIRM data that is not subject to appeal during the FIRM map adoption process. ICC is assuming FIRM data is accurate without any evaluation process. FEMA asked that size limits be imposed for detached accessory structures because FEMA lacks the authority to do so. Both of these examples exceed minimum NFIP requirements and Code of Federal Regulation 44 would have to be changed by Congress to raise the minimum standard. Most jurisdictions, as participants in the NFIP, have flood-damage prevention ordinances adopted by their governing body that meets the need of their communities. The scope of the residential code is to adequately protect public health, safety and welfare without unnecessarily increasing construction cost. Allow local officials the freedom to assess their risk and act accordingly through local ordinance.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Steven Elliott	Building Official	Georgetown County	[redacted]	

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7/18/2025

Title: Building Official

SECTION R306
FLOOD-RESISTANT CONSTRUCTION

R306.1 General.

Buildings and structures constructed in whole or in part in flood hazard areas established in Table R301.2, and *substantial improvement* and *repair* of *substantial damage* of *buildings* and structures located in whole or in part in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. *Buildings* and structures that are located in more than one flood hazard area, including A Zones, Coastal A Zones and V Zones, shall comply with the provisions associated with the most restrictive flood hazard area. *Buildings* and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

R306.1.1 Alternative provisions.

As an alternative to the requirements in Section R306, ASCE 24 is permitted subject to the limitations of this code and the limitations therein.

R306.1.2 Structural systems.

Structural systems of *buildings* and structures shall be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation.

R306.1.3 Flood-resistant construction.

Buildings and structures erected in areas prone to flooding shall be constructed by methods and practices that minimize flood damage.

R306.1.4 Establishing the design flood elevation.

The design flood elevation shall be used to define flood hazard areas. At a minimum, the design flood elevation shall be the higher of the following:

1. The base flood elevation at the depth of peak elevation of flooding, including wave height, that has a 1-percent (100-year flood) or greater chance of being equaled or exceeded in any given year.
2. The elevation of the design flood associated with the area designated on a flood hazard map adopted by the community, or otherwise legally designated.

R306.1.4.1 Determination of design flood elevations.

If design flood elevations are not specified, the *building official* is authorized to require the applicant to comply with either of the following:

1. Obtain and reasonably use data available from a federal, state or other source.
2. Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering practices used to define special flood hazard areas. Determinations shall be undertaken by a *registered design professional* who shall document that the technical methods used reflect currently accepted engineering practice. Studies, analyses and computations shall be submitted in sufficient detail to allow thorough review and *approval*.

R306.1.4.2 Determination of impacts.

In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the applicant shall demonstrate that the effect of the proposed *buildings* and structures on design flood elevations, including fill, when combined with other existing and anticipated flood hazard area encroachments, will not increase the design flood elevation more than 1 foot (305 mm) at any point within the *jurisdiction*.

R306.1.5 Lowest floor.

The lowest floor shall be the lowest floor of the lowest enclosed area, including *basement*, and excluding any unfinished flood-resistant enclosure that is useable solely for vehicle parking, *building* access or limited storage provided that such enclosure is not built so as to render the *building* or structure in violation of this section.

R306.1.6 Protection of mechanical, plumbing and electrical systems.

Electrical systems, *equipment* and components; heating, ventilating, air-conditioning; plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall be located at or above the elevation required in Section R306.2 or R306.3. If replaced as part of a *substantial improvement*, electrical systems, *equipment* and components; heating, ventilating, air-conditioning and plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall meet the requirements of this section. Systems, fixtures, and *equipment* and components shall not be mounted on or penetrate through walls intended to break away under flood loads.

Exception: Locating electrical systems, *equipment* and components; heating, ventilating, air-conditioning; plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* is permitted below the elevation

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required in Section R306.2 or R306.3 provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the required elevation in accordance with ASCE 24. Electrical wiring systems are permitted to be located below the required elevation provided that they conform to the provisions of the electrical part of this code for wet locations.

R306.1.7 Protection of water supply and sanitary sewage systems.

New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems in accordance with the plumbing provisions of this code. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters in accordance with the plumbing provisions of this code and Chapter 3 of the *International Private Sewage Disposal Code.*

R306.1.8 Flood-resistant materials.

Building materials and installation methods used for flooring and interior and exterior walls and wall coverings below the elevation required in Section R306.2 or R306.3 shall be flood damage-resistant materials that conform to the provisions of FEMA TB-2.

R306.1.9 Manufactured homes.

The bottom of the frame of new and replacement*manufactured homes* on foundations that conform to the requirements of Section R306.2 or R306.3, as applicable, shall be elevated to or above the elevations specified in Section R306.2 (flood hazard areas including A Zones) or R306.3 in coastal high-hazard areas (V Zones and Coastal A Zones). The anchor and tie-down requirements of the applicable state or federal requirements shall apply. The foundation and anchorage of *manufactured homes* to be located in identified floodways shall be designed and constructed in accordance with ASCE 24.

R306.1.10 As-built elevation documentation.

A *registered design professional* shall prepare and seal documentation of the elevations specified in Section R306.2 or R306.3.

R306.2 Flood hazard areas (including A Zones).

Areas that have been determined to be prone to flooding and that are not subject to high-velocity wave action shall be designated as flood hazard areas. Flood hazard areas that have been delineated as subject to wave heights between $1^1/_2$ feet (457 mm) and 3 feet (914 mm) or otherwise designated by the *jurisdiction* shall be designated as Coastal A Zones and are subject to the requirements of Section R306.3. *Buildings* and structures constructed in whole or in part in flood hazard areas shall be designed and constructed in accordance with Sections R306.2.1 through R306.2.4.

R306.2.1 Elevation requirements.

1. Buildings and structures in flood hazard areas, not including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.
2. In areas of shallow flooding (AO Zones),*buildings* and structures shall have the lowest floor (including *basement*) elevated to a height above the highest adjacent *grade* of not less than the depth number specified in feet (mm) on the FIRM plus 1 foot (305 mm), or not less than 3 feet (915 mm) if a depth number is not specified.
3. *Basement* floors that are below *grade* on all sides shall be elevated to or above base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.
4. Attached garages and carports shall comply with one of the following:
   4.1. The floors shall be elevated to or above the elevations required in Item 1 or Item 2, as applicable.
   4.2. The floors shall be at or above*grade* on not less than one side. Where an attached garage or carport is enclosed by walls, the walls shall have flood openings that comply withSection R306.2.2 and the attached garage or carport shall be used only for parking, building access or storage.
5. Detached *accessory structures* and detached garages shall comply with one of the following:
   5.1. The floors shall be elevated to or above the elevations required in Item 1 or Item 2, as applicable.
   5.2. Floors below the elevations required in Item 1 or 2, as applicable, must be:
      5.2.1. Used only for parking or storage.
      5.2.2. One story and not larger than 600 square feet (55.74 m^2).
      5.2.3. Anchored to resist flotation, collapse or lateral movement resulting from design flood loads.
      5.2.4. Equipped with flood openings that comply with Section R306.2.2.
      5.2.5. Constructed of flood-damage-resistant materials that comply withSection R306.1.8. Have mechanical, plumbing and electrical systems, if applicable, that comply with Section R306.1.6.

Exception: Enclosed areas below the elevation required in this section, including*basements* with floors that are not below *grade* on all sides, shall meet the requirements ofSection R306.2.2.

R306.2.2 Enclosed area below required elevation.

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Enclosed areas, including *crawl spaces*, that are below the elevation required in Section R306.2.1 shall:

1. Be used solely for parking of vehicles, building access or storage.
2. Be provided with flood openings that meet the following criteria and are installed in accordance with Section R306.2.2.1:
   2.1. The total net area of nonengineered openings shall be not less than 1 square inch (645 mm^2) for each square foot (0.093 m^2) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the *construction documents* shall include a statement by a *registered design professional* that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
   2.2. Openings shall be not less than 3 inches (76 mm) in any direction in the plane of the wall.
   2.3. The presence of louvers, blades, screens and faceplates or other covers and devices shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.

Exceptions: The following shall not be required to comply with this section:

1. Elevator shafts.
2. Utility chases that protect utility lines from freezing, provided that the utility chases are the minimum size necessary to protect the utility lines and do not provide access for a *person* to enter the space.

R306.2.2.1 Installation of openings.

The walls of enclosed areas shall have openings installed such that:

1. There shall be not less than two openings on different sides of each enclosed area; if a *building* has more than one enclosed area, each area shall have openings.
2. The bottom of each opening shall be not more than 1 foot (305 mm) above the higher of the final interior grade or floor and the finished exterior *grade* immediately under each opening.
3. Openings shall be permitted to be installed in doors and windows; doors and windows without installed openings do not meet the requirements of this section.

R306.2.3 Foundation design and construction.

Foundation walls for *buildings* and structures erected in flood hazard areas shall meet the requirements of Chapter 4.

Exception: Unless designed in accordance with Section R404:

1. The unsupported height of 6-inch (152 mm) plain masonry walls shall be not more than 3 feet (914 mm).
2. The unsupported height of 8-inch (203 mm) plain masonry walls shall be not more than 4 feet (1219 mm).
3. The unsupported height of 8-inch (203 mm) reinforced masonry walls shall be not more than 8 feet (2438 mm).

For the purpose of this exception, unsupported height is the distance from the finished *grade* of the under-floor space to the top of the wall.

R306.2.4 Tanks.

Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood. Above-ground tanks shall be installed at or above the elevation required in Section R306.2.1 or shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood.

R306.3 Coastal high-hazard areas (including V Zones and Coastal A Zones, where designated).

Areas that have been determined to be subject to wave heights in excess of 3 feet (914 mm) or subject to high-velocity wave action or wave-induced erosion shall be designated as coastal high-hazard areas. Flood hazard areas that have been designated as subject to wave heights between $1^1/_2$ feet (457 mm) and 3 feet (914 mm) or otherwise designated by the *jurisdiction* shall be designated as Coastal A Zones. *Buildings* and structures constructed in whole or in part in coastal high-hazard areas and Coastal A Zones, where designated, shall be designed and constructed in accordance with Sections R306.3.1 through R306.3.10.

R306.3.1 Location and site preparation.

1. New *buildings* and *buildings* that are determined to be substantially improved pursuant to Section R104.3.1 shall be located landward of the reach of mean high tide.
2. For any *alteration* of sand dunes and mangrove stands, the *building official* shall require submission of an engineering analysis that demonstrates that the proposed *alteration* will not increase the potential for flood damage.

R306.3.2 Elevation requirements.

1. *Buildings* and structures erected within coastal high-hazard areas and Coastal A Zones, shall be elevated so that

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the bottom of the lowest horizontal structural members supporting the lowest floor, with the exception of piling, pile caps, columns, grade beams and bracing, is elevated to or above the base flood elevation plus 1 foot (305 mm) or the design flood elevation, whichever is higher. Where stem wall foundations are permitted in Coastal A Zones in accordance with Section R306.3.3, the bottom of the lowest horizontal structural member supporting the lowest floor is the top of the foundation wall, or top of the portion of the foundation wall, supporting the slab.

2. *Basement* floors that are below *grade*on all sides are prohibited.

3. Attached garages used only for parking, building access or storage, and carports shall comply with Item 1 or shall be at or above *grade* on not less than one side and, if enclosed with walls, such walls shall comply with Item 7.

4. Detached *accessory structures* and detached garages shall comply with either of the following:

   4.1. The bottom of the lowest horizontal structural member supporting the floors shall be elevated to or above the elevation required in Item 1.

   4.2. Floors below the elevations required in Item 1 must be:

      4.2.1. Used only for parking or storage.

      4.2.2. One *story* and not larger than 100 square feet (9.29 m^2).

      4.2.3. Anchored to resist flotation, collapse or lateral movement resulting from design flood loads.

      4.2.4. Constructed of flood damage-resistant materials that comply withSection R306.1.8.

      4.2.5. Equipped with mechanical, plumbing and electrical systems, if applicable, that comply with Section R306.1.6.

5. The use of fill for structural support is prohibited.

6. Minor grading, and the placement of minor quantities of fill, shall be permitted for landscaping and for drainage purposes under and around buildings and for support of parking slabs, pool decks, patios and walkways.

7. Walls and partitions enclosing areas below the elevation required in this section shall meet the requirements of Sections R306.3.5 and R306.3.6.

R306.3.3 Foundations.

Buildings and structures erected in coastal high-hazard areas and Coastal A Zones shall be supported on pilings or columns and shall be adequately anchored to such pilings or columns and shall comply with the following:

1. The space below the elevated building shall be either free of obstruction or, if enclosed with walls, the walls shall meet the requirements of Section R306.3.5.

2. Pilings shall be designed in accordance with ASCE 24 to have adequate soil penetrations to resist the combined wave and wind loads (lateral and uplift) and pile embedment shall include consideration of decreased resistance capacity caused by scour of soil strata surrounding the piling.

3. Columns and their supporting foundations shall be designed in accordance with ASCE 24 to resist combined wave and wind loads, lateral and uplift, and shall include consideration of decreased resistance capacity caused by scour of soil strata surrounding the columns. Spread footing, mat, raft or other foundations that support columns shall not be permitted where soil investigations that are required in accordance with Section R401.4 indicate that soil material under the spread footing, mat, raft or other foundation is subject to scour or erosion from wave-velocity flow conditions. If permitted, spread footing, mat, raft or other foundations that support columns shall be designed in accordance with ASCE 24.

4. Flood and wave loads shall bedetermined in accordance with ASCE 7 and shall include loads associated with the design flood. Wind loads shall be those required by this code.

5. Foundation designs and *construction documents* shall be prepared and sealed in accordance with Section R306.3.9.

Exception: In Coastal A Zones, stem wall foundations supporting a floor system above and backfilled with soil or gravel to the underside of the floor system shall be permitted provided that the foundations are designed to account for wave action, debris impact, erosion and local scour. Where soils are susceptible to erosion and local scour, stem wall foundations shall have deep footings to account for the loss of soil.

R306.3.4 Concrete slabs.

Concrete slabs used for parking, floors of enclosures, landings, decks, walkways, patios and similar uses that are located beneath structures, or slabs that are located such that if undermined or displaced during base flood conditions could cause structural damage to the *building* foundation, shall be designed and constructed in accordance with one of the following:

1. To be structurally independent of the foundation system of the structure, to not transfer flood loads to the main structure, and to be frangible and break away under flood conditions prior to base flood conditions. Slabs shall be a maximum of 4 inches (102 mm) thick, shall not have turned-down edges, shall not contain reinforcing, shall have isolation joints at pilings and columns, and shall have control or construction joints in both directions spaced not more than 4 feet (1219 mm) apart.

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2. To be self-supporting, structural slabs capable of remaining intact and functional under base flood conditions, including erosion and local scour, and the main structure shall be capable of resisting any added flood loads and effects of local scour caused by the presence of the slabs.

R306.3.5 Walls below required elevation.

Walls and partitions are permitted below the elevation required in Section R306.3.2, provided that such walls and partitions are not part of the structural support of the building or structure and:

1. Electrical, mechanical and plumbing system components are not to be mounted on or penetrate through walls that are designed to break away under flood loads; and
2. Are constructed with insect screening or open lattice; or
3. Are designed to break away or collapse without causing collapse, displacement or other structural damage to the elevated portion of the *building* or supporting foundation system. Such walls, framing and connections shall have a resistance of not less than 10 (479 Pa) and not more than 20 pounds per square foot (958 Pa) as determined using allowable stress design, or a resistance to an ultimate load of not less than 17 and not more than 33 pounds per square foot (814 and 1580 Pa); or
4. Where wind loading values of this code exceed 20 pounds per square foot (958 Pa), as determined using allowable stress design or an ultimate load of 33 pounds per square foot (1580 Pa), the *construction documents* shall include documentation prepared and sealed by a registered *design professional* that:
   4.1. The walls and partitions below the required elevation have been designed to collapse from a water load less than that which would occur during the base flood.
   4.2. The elevated portion of the *building* and supporting foundation system have been designed to withstand the effects of wind and flood loads acting simultaneously on structural and nonstructural *building* components. Water-loading values used shall be those associated with the design flood. Wind-loading values shall be those required by this code.
5. Walls intended to break away under flood loads as specified in Item 3 or 4 have flood openings that meet the criteria in Section R306.2.2, Item 2.

Exceptions: The following shall not be required to comply with this section:

1. Elevator shafts.
2. Utility chases that protect utility lines from freezing, provided that the utility chases are the minimum size necessary to protect the utility lines and do not provide access for a *person* to enter the space.

R306.3.6 Enclosed areas below required elevation.

Enclosed areas below the elevation required in Section R306.3.2 shall be used solely for parking of vehicles, building access or storage.

R306.3.6.1 Protection of building envelope.

An exterior door that meets the requirements of Section R609 shall be installed at the top of *stairs* that provide access to the *building* and that are enclosed with walls designed to break away in accordance with Section R306.3.5.

R306.3.7 Stairways and ramps.

Stairways and *ramps* that are located below the lowest floor elevations specified in Section R306.3.2 shall comply with one or more of the following:

1. Be designed and constructed with open or partially open *risers* and *guards*.
2. *Stairways* and *ramps* not part of the required means of egress shall be designed and constructed to break away during design flood conditions without causing damage to the *building* or structure, including foundation.
3. Be retractable, or able to be raised to or above the lowest floor elevation, provided that the ability to be retracted or raised prior to the onset of flooding is not contrary to the means of egress requirements of the code.
4. Be designed and constructed to resist flood loads and minimize transfer of flood loads to the *building* or structure, including foundation.

Areas below *stairways* and *ramps* shall not be enclosed with walls below the elevation required in Section R306.3.2 unless such walls are constructed in accordance with Section R306.3.5.

R306.3.8 Decks and porches.

Attached decks and porches shall meet the elevation requirements of Section R306.3.2 and shall either meet the foundation requirements of this section or shall be cantilevered from or knee braced to the *building* or structure. Self-supporting decks and porches that are below the elevation required in Section R306.3.2 shall not be enclosed by solid, rigid walls, including walls designed to break away. Self-supporting decks and porches shall be designed and constructed to remain in place during base flood conditions or shall be frangible and break away under base flood conditions.

R306.3.9 Construction documents.

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The *construction documents* shall include documentation that is prepared and sealed by a *registered design professional* that the design and methods of construction to be used meet the applicable criteria of this section.

R306.3.10 Tanks.

Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood. Above-ground tanks shall be installed at or above the elevation required in Section R306.3.2. Where elevated on platforms, the platforms shall be cantilevered from or knee braced to the *building* or shall be supported on foundations that conform to the requirements of Section R306.3.

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CONTINUATION

2024 Code Section: R306.1 General

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 28	R322.1
IRC 2018	IRC 2018 18	R322.1

Reason: Jurisdictions can impose additional regulations within their communities to leverage better NFIP ratings. This modification would give the jurisdiction guidelines where nothing is adopted locally, and give flexibility to those who do have local regulations.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

8/11/2025: Study Committee approved a new modification request to remove this existing modification. The new request was approved and this one was subsequently recommended for disapproval to the Council.

(red text below shows changes from 2021 to 2024 code)

R306.1 General. *Buildings* and structures constructed in whole or in part in flood hazard areas, ~~including A or V Zones and Coastal A Zones, as~~ established in Table R301.2, and *substantial improvement* and *repair* of *substantial damage* of *buildings* and structures located in whole or in part in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. *Buildings* and structures that are located in more than one flood hazard area, including A Zones, Coastal A Zones and V Zones, shall comply with the provisions associated with the most restrictive flood hazard area. *Buildings* and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24. Where there is a conflict with this code section and a locally adopted flood ordinance, the more restrictive provision shall apply.

2024 Code Section: R~~322.1~~ 306.1 General

R306.1 General. *Buildings* and structures constructed in whole or in part in flood hazard areas, ~~including A or V Zones and Coastal A Zones, as~~ established in Table R301.2, and *substantial improvement* and *repair* of *substantial damage* of *buildings* and structures located in whole or in part in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. *Buildings* and structures that are located in more than one flood hazard area, including A Zones, Coastal A Zones and V Zones, shall comply with the provisions associated with the most restrictive flood hazard area. *Buildings* and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24. Where there is a conflict with this code section and a locally adopted flood ordinance, the more restrictive provision shall apply.

Reason: Jurisdictions can impose additional regulations within their communities to leverage better NFIP ratings. This modification would give the jurisdiction guidelines where nothing is adopted locally, and give flexibility to those who do have local regulations.

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 28	R322.1
IRC 2018	IRC 2018 18	R322.1

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number was changed, and some language in the section was reorganized, but appears to be the same in substance.

NEW MODIFICATION

2024 Code Section: R306.1 General

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Removing the modification prevents misuse of local ordinances that raise costs without improving safety or lowering insurance rates.

Staff Notes: If approved by the Council, this will not be treated as a new modification, because it reverts back to the standard 2024 IRC text.

Summary of Code Study Committee Actions:

8/11/2025: Request was approved and the existing modification for this section was denied. Change reverts the section back to the standard language as shown below.

(red text below shows changes from 2021 to 2024 code)
(purple text shows Study Committee's recommended change)

R306.1 General. *Buildings* and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in **Table R301.2**, and *substantial improvement* and *repair* of *substantial damage* of *buildings* and structures located in whole or in part in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. *Buildings* and structures that are located in more than one flood hazard area, including A Zones, Coastal A Zones and V Zones, shall comply with the provisions associated with the most restrictive flood hazard area. *Buildings* and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24. ~~Where there is a conflict with this code section and a locally adopted flood ordinance, the more restrictive provision shall apply.~~

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
R 302.2.1	Party walls
R 310.3	Location
R 316.3	Story above grade plane
R 318.3.1	Floor elevations at the req egress doors
R 322.1	General
R 905.1.1(2)	Underlayment application
M1411.9.1	Auxiliary and secondary drain systems.
P 2503.5.1	Rough Plumbing
P 2503.6	Shower liner test
P 2705.1	General
P 2903.10.3	Fixture valves and access
E 3601.7.3	Metering Centers
E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina



[redacted]

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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: R306.1 General (current modification).

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

DELETE - Where there is a conflict with this code section and a locally adopted flood ordinance, the more restrictive provision will apply.

In 200 characters or less, please briefly describe the justification for this modification request.

Removing the modification prevents misuse of local ordinances that raise costs without improving safety or lowering insurance rates, protecting homeowners from unnecessary burdens.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: R309 Automatic Sprinkler Systems

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 18	R313
IRC 2018	IRC 2018 12	R313
IRC 2015	IRC 2015 12	R313
IRC 2012	IRC 2012 10	R313.1
IRC 2012	IRC 2012 11	R313.2

Reason: Unusually restrictive

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval as modified to remove the exception in R309.2, because it is redundant based on modified language in R309.2.

(red text below shows new 2024 code section)

(purple text shows Study Committee's recommended change)

SECTION R~~313~~ 309
AUTOMATIC ~~FIRE~~ SPRINKLER SYSTEMS

R309.1 Townhouse automatic ~~fire~~ sprinkler systems. An automatic residential fire sprinkler system shall not be required to be installed in *townhouses* when constructed in accordance with Section R302.2.

Exception: An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.

R309.1.1 Design and installation. Automatic residential fire sprinkler systems for *townhouses* when installed shall be designed and installed in accordance with Section P2904 or NFPA 13D.

R309.2 One- and two-family dwellings automatic sprinkler systems. An automatic residential fire sprinkler system ~~shall be installed~~ shall not be required to be installed in one- and two-family *dwellings*.

~~**Exception:** An automatic residential fire sprinkler system shall not be required for *additions* or *alterations* to existing buildings that are not already provided with an automatic residential fire sprinkler system.~~

R309.2.1 Design and installation. Automatic residential fire sprinkler systems when installed shall be designed and installed in accordance with Section P2904 or NFPA 13D.

2024 Code Section: R~~313~~ 309 Automatic ~~Fire~~ Sprinkler Systems

SECTION R~~313~~ 309
AUTOMATIC ~~FIRE~~ SPRINKLER SYSTEMS

R309.1 Townhouse automatic ~~fire~~ sprinkler systems. An automatic residential fire sprinkler system shall not be required to be installed in *townhouses* when constructed in accordance with Section R302.2.

Exception: An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.

R309.1.1 Design and installation. Automatic residential fire sprinkler systems for *townhouses* when installed shall be designed and installed in accordance with Section P2904 or NFPA 13D.

R309.2 One- and two-family dwellings automatic sprinkler systems. An automatic residential fire sprinkler system ~~shall be installed~~ shall not be required to be installed in one- and two-family *dwellings*.

Exception: An automatic residential fire sprinkler system shall not be required for *additions* or *alterations* to existing buildings that are not already provided with an automatic residential fire sprinkler system.

R309.2.1 Design and installation. Automatic residential fire sprinkler systems when installed shall be designed and installed in accordance with Section P2904 or NFPA 13D.

Reason: Unusually restrictive

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 18	R313
IRC 2018	IRC 2018 12	R313
IRC 2015	IRC 2015 12	R313
IRC 2012	IRC 2012 10	R313.1
IRC 2012	IRC 2012 11	R313.2

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number was changed, and the word “fire” was removed from the section titles where indicated.

CONTINUATION

2024 Code Section: R316.3 Story above grade plane

Proponent(s): Home Builders Association of South Carolina (2021) and Building Officials Association of South Carolina (2024)

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 29	R326.3

Reason: The deletions bring the definition of the habitable attic in line with the 2018 IRC.

Summary of Code Study Committee Actions:

8/11/2025: Continuation recommended to Council for approval as modified. Two new modification requests were submitted for this section, so one hearing took place and both proponents (BOASC and HBA of SC) supported the language below.

(purple text shows Study Committee's recommended changes to the existing modification)

R316.3 Story above grade plane. A *habitable attic* shall be considered a *story above grade plane*.

Exceptions: A *habitable attic* shall not be considered to be a *story above grade plane* provided that the *habitable attic*
meets all the following:

1. The aggregate area of the *habitable attic* is ~~either of the following~~:
   ~~1.1.~~ Not greater than ~~one-third~~ ~~three-fourths~~ one-half of the floor area of the *story* below.
   ~~1.2. Not greater than one-half of the floor area of the *story* below where the *habitable attic* is located within a *dwelling unit* equipped with an automatic fire sprinkler system in accordance with Section P2904.~~
2. The occupiable space is enclosed by the *roof assembly* above, knee walls, if applicable, on the sides and the floor- ceiling assembly below.
3. The floor of the *habitable attic* does not extend beyond the exterior walls of the *story* below.
4. ~~Where a *habitable attic* is located above a third *story*, an automatic sprinkler system in accordance with Section P2904 shall be installed in the *habitable attic* and remaining portion of the *dwelling unit* or *townhouse unit* or *dwelling unit* or units located beneath the *habitable attic*. shall be equipped with a fire sprinkler system in accordance with Section P2904.~~

2024 Code Section: R~~326.3~~ 316.3 Story above grade plane

R316.3 Story above grade plane. A *habitable attic* shall be considered a *story above grade plane*.

Exceptions: A *habitable attic* shall not be considered to be a *story above grade plane* provided that the *habitable attic*
meets all the following:

1. The aggregate area of the *habitable attic* is ~~either of the following~~:
   ~~1.1.~~ Not greater than ~~one-third~~ three-fourths of the floor area of the *story* below.
   ~~1.2. Not greater than one-half of the floor area of the *story* below where the *habitable attic* is located within a *dwelling unit* equipped with an automatic fire sprinkler system in accordance with Section P2904.~~
2. The occupiable space is enclosed by the *roof assembly* above, knee walls, if applicable, on the sides and the floor- ceiling assembly below.
3. The floor of the *habitable attic* does not extend beyond the exterior walls of the *story* below.
4. Where a *habitable attic* is located above a third *story*, an automatic sprinkler system in accordance with Section P2904 shall be installed in the *habitable attic* and remaining portion of the ~~*dwelling unit* or~~ *townhouse unit* or *dwelling unit* or units located beneath the *habitable attic.* ~~shall be equipped with a fire sprinkler system in accordance with Section P2904.~~

Reason: The deletion of these exceptions brings the definition of the habitable attic in line with the 2018 IRC.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 29	R326.3

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number was changed, and language was modified under number 4.

Committee Vote: On 5/20/2025, the Committee voted to refer this back to the original proponent based on changes between the 2021 and 2024 IRC language. The original proponent has resubmitted this as a new modification request. Withdraw.

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
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E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]

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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: R316.3 Story above grade plane.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

R316.3 Story above grade plane.

A *habitable attic* shall be considered a *story above grade plane.*

Exceptions:A *habitable attic* shall not be considered to be a *story above grade plane* provided that the *habitable attic* meets all the following:

1. 1.The aggregate area of the *habitable attic* is either of the following:
    1. 1.1.Not greater than one-third of the floor area of the *story* below.
    2. 1.2.Not greater than one-half of the floor area of the *story* below where the *habitable attic* is located within a *dwelling unit* equipped with an automatic sprinkler system in accordance with Section P2904.
2. 2.The occupiable space is enclosed by the *roof assembly* above, knee walls, if applicable, on the sides and the floor-ceiling assembly below.
3. 3.The floor of the *habitable attic* does not extend beyond the exterior walls of the story below.
4. ~~4.Where a *habitable attic* is located above a third story, an automatic sprinkler system in accordance with Section P2904 shall be installed in the *habitable attic* and remaining portion of the townhouse unit or dwelling unit or units located beneath the *habitable attic*.~~

In 200 characters or less, please briefly describe the justification for this modification request.

Requiring sprinklers in habitable attics above a third story adds greater cost with minimal safety benefit. Existing code already limits attic size and use, making added sprinkler systems unnecessary.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	[redacted]
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

[redacted]

To: SC Building Codes Council,

The BOASC has called upon its Code Study Committee to review the 2024 I-Codes and any known modification requests thereto. The Code Study Committee has reveiwed the subject matter of the attached code modification request and the modification request has the support of this Association. Mr. Buddy Skinner will be presenting the proposed amendment on behalf of BOASC.

Eric Lutz, CBO, CFM

BOASC Code Study Committee Chair

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
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llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: BOASC

Address: [redacted] Greenville SC 29607
(Street / City / State / Zip)

Name: William Bowen Title/Position: Plan Review/Inspector III

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: SC Modification 2021-29 - R326.3 Story above grade plane.

R316.3

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

Remove all modifications implemented by South Carolina code modification IRC2021-29 and revert to the 2024 IRC code language. This code section in the 2021 IRC was R326.3 and is R316.3 in the 2024 IRC.

In 200 characters or less, please briefly describe the justification for this modification request.

The expansion of the "habitable attic" criteria has led to over sized 4th levels of homes being listed as habitable attics. These attics are enclosed with a Mansard style roof system which consists of almost vertical sloped roof walls surrounding the "attic space" topped with a flat membrane style roof covering. This has led to 4th level habitable attics containing multiple bedrooms, bars, bathrooms, and other spaces with only a 13d sprinkler requirement. This design and use is way beyond the intent of a bonus room/habitable attic and is virtually a 4th story which should require the structure to be designed under the IBC and constructed with a NFPA 13R sprinkler system.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Buddy Skinner	Building Official	City of Greenville	[redacted]	

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are t[redacted] of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 6/20/2025

Title: Inspector III/plan review

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
R 302.2.1	Party walls
R 310.3	Location
R 316.3	Story above grade plane
R 318.3.1	Floor elevations at the req egress doors
R 322.1	General
R 905.1.1(2)	Underlayment application
M1411.9.1	Auxiliary and secondary drain systems.
P 2503.5.1	Rough Plumbing
P 2503.6	Shower liner test
P 2705.1	General
P 2903.10.3	Fixture valves and access
E 3601.7.3	Metering Centers
E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]

 NAHB Member Advantage program offers exclusive discounts and savings for members!

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NEW MODIFICATION

2024 Code Section: **R318.3.1 Floor elevations at the required egress doors**

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Replacing "threshold" with "primary floor level" provides clarity for enforcement and design. "Threshold" can vary by product, while "primary floor level" offers a consistent, measurable reference.

Summary of Code Study Committee Actions:

8/11/2025: Modification request recommended to the Council for approval as submitted.

R318.3.1 Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall be not more than 11/ 2 inches (38 mm) lower than the top of the ~~threshold~~ primary floor level.

Exception: The landing or floor on the exterior side shall be not more than 73/4 inches (196 mm) below the top of the threshold provided that the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with **Section R318.8** or a stairway in accordance with **Section R318.7**.

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
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llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: R318.3.1 Floor elevations at the required egress doors.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

R318.3.1 Floor elevations at the required egress doors.

Landings or finished floors at the required egress door shall be not more than 1 1/ 2 inches (38 mm) lower than the top of the ~~threshold~~ "primary floor level".

Exception: The landing or floor on the exterior side shall be not more than 7 3/4 inches (196 mm) below the top of the threshold provided that the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at *grade*, they shall be provided with access to *grade* by means of a *ramp* in accordance with Section R318.8or a *stairway* in accordance with Section R318.7.

In 200 characters or less, please briefly describe the justification for this modification request.

Replacing "threshold" with "primary floor level" provides clarity for enforcement and design. "Threshold" can vary by product, while "primary floor level" offers a consistent, measurable reference.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: R318.7.5.1 Risers

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 15	R311.7.5.1
IRC 2018	IRC 2018 09	R311.7.5.1
IRC 2015	IRC 2015 09	R311.7.5.1
IRC 2012	IRC 2012 07	R311.7.5.1

Reason: To establish a maximum height for masonry risers

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows new 2024 code section)

R318.7.5.1 Risers. The maximum *riser* height shall be ~~not more than~~ 73/4 inches (196 mm). The maximum riser height for masonry stairs shall be 8 inches (203 mm). The *riser* height shall be measured vertically between leading edges of the adjacent treads. The greatest *riser* height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). *Risers* shall be vertical or sloped from the underside of the *nosing* of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. At open *risers*, openings located more than 30 inches (762 mm), as measured vertically, to the floor or *grade* below shall not permit the passage of a 4- inch-diameter (102 mm) sphere.

Exceptions:

1. The opening between adjacent treads is not limited on *spiral stairways*.
2. The *riser* height of *spiral stairways* shall be in accordance with Section 318.7.11.1.
3. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

2024 Code Section: R~~311.7.5.1~~ 318.7.5.1 Risers

R318.7.5.1 Risers. The maximum *riser* height shall be ~~not more than~~ 73/4 inches (196 mm). The maximum riser height for masonry stairs shall be 8 inches (203 mm). The *riser* height shall be measured vertically between leading edges of the adjacent treads. The greatest *riser* height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). *Risers* shall be vertical or sloped from the underside of the *nosing* of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. At open *risers*, openings located more than 30 inches (762 mm), as measured vertically, to the floor or *grade* below shall not permit the passage of a 4- inch-diameter (102 mm) sphere.

Exceptions:

1. The opening between adjacent treads is not limited on *spiral stairways*.
2. The *riser* height of *spiral stairways* shall be in accordance with Section 318.7.11.1.
3. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

Reason: To establish a maximum height for masonry risers

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 15	R311.7.5.1
IRC 2018	IRC 2018 09	R311.7.5.1
IRC 2015	IRC 2015 09	R311.7.5.1
IRC 2012	IRC 2012 07	R311.7.5.1

Staff Comments: Changes made in the 2024 IRC are noted in red. The code section was changed, and within the body of the text, under Exception 2, Section R311.7.10.1 was changed to Section R318.7.11.1.

CONTINUATION

2024 Code Section: R321.1.1 Where required

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 16	R312.1.1
IRC 2018	IRC 2018 10	R312.1.1
IRC 2015	IRC 2015 10	R312.1.1
IRC 2012	IRC 2012 08	R312.1.1

Reason: No technical justification to substantiate a 36-inch measurement away from the leading edge of the walking surface or tread to determine when a guard should be required.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows new 2024 code section)

R321.1.1 Where required. ~~*Guards* shall be provided for those portions of open-sided walking surfaces, including floors, stairs, *ramps* and landings that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*~~.

Guards shall be located along open-sided walking surfaces of all decks, porches, balconies, floors, *stairs, ramps* and landings that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below; and at any point where a downward slope exceeds 3V:12H within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

2024 Code Section: R~~312.1.1~~ 321.1.1 Where required

R321.1.1 Where required. ~~*Guards* shall be provided for those portions of open-sided walking surfaces, including floors, stairs, *ramps* and landings that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.~~

Guards shall be located along open-sided walking surfaces of all decks, porches, balconies, floors, *stairs, ramps* and landings that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below and at any point where a downward slope exceeds 3V:12H within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

Reason: No technical justification to substantiate a 36-inch measurement away from the leading edge of the walking surface or tread to determine when a guard should be required

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 16	R312.1.1
IRC 2018	IRC 2018 10	R312.1.1
IRC 2015	IRC 2015 10	R312.1.1
IRC 2012	IRC 2012 08	R312.1.1

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number was changed.

CONTINUATION

2024 Code Section: R321.2 Window fall protection

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 17	R312.2
IRC 2018	IRC 2018 11	R312.2
IRC 2015	IRC 2015 11	R312.2
IRC 2012	IRC 2012 09	R312.2

Reason: Unusually restrictive

Summary of Code Study Committee Actions:

8/11/2025: Continuation recommended to Council for approval.

(Delete without substitution)

~~**R321.2 Window fall protection.** Window fall protection shall be provided in accordance with **Sections R321.2.1** and **R321.2.2**.~~

Applicable Code: 2021 International Residential Code

Modification Index Number: IRC 2021-17

Code Section: R312.2 Window fall protection

Modification:

~~**R312.2 Window fall protection.** Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2~~

Deleted without substitution.

*Code section changed to 321.2 in the 2024 IRC.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Index Number	Previous Code Section
IRC 2018	IRC 2018 11	R312.2
IRC 2015	IRC 2015 11	R312.2
IRC 2012	IRC 2012 09	R312.2

CONTINUATION

2024 Code Section: **R325.3 Mechanical ventilation**

Proponent: Coastal Code Enforcement Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 12	R303.4
IRC 2018	IRC 2018 07	R303.4
IRC 2015	IRC 2015 07	R303.4
IRC 2012	IRC 2012 05	R303.4

Reason: The blower door test is not required with the current State Energy Standard (2009 International Energy Conservation Code) and is not applicable.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(Delete without substitution)

~~**R303.4 Mechanical ventilation.** Buildings and *dwelling units* complying with Section 1102.5.1 shall be provided with mechanical ventilation in accordance with Section M1505, or with other *approved* means of ventilation~~.

2024 Code Section: R~~303.~~4 325.3 Mechanical ventilation

This section was deleted without substitution.

~~**R303.4 Mechanical ventilation.** Buildings and *dwelling units* complying with Section 1102.5.1 shall be provided with mechanical ventilation in accordance with Section M1505, or with other *approved* means of ventilation~~.

Reason: The blower door test is not required with the current State Energy Standard (2009 International Energy Conservation Code) and is not applicable.

Proponent: Coastal Code Enforcement Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 12	R303.4
IRC 2018	IRC 2018 07	R303.4
IRC 2015	IRC 2015 07	R303.4
IRC 2012	IRC 2012 05	R303.4

Staff Comments: Changes made in the 2024 IRC are noted in red. The code section was changed, and within the body of the text, Section 1102.4.1 was changed to Section 1102.5.1.

CONTINUATION

2024 Code Section: Figure R327.1 Minimum Fixture Clearances

Proponent: Home Builders Association of South Carolina

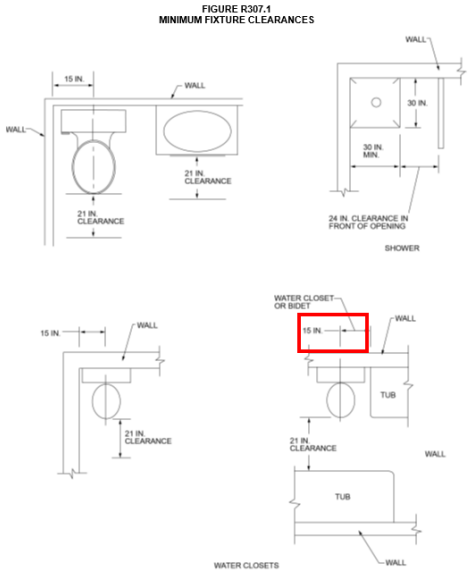
Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 13	R307.1
IRC 2018	IRC 2018 08	R307.1
IRC 2015	IRC 2015 08	R307.1
IRC 2012	IRC 2012 06	R307.2
IRC 2006	IRC 2006 09	R307.2
IRC 2003	IRC 2003 05	R307.2

Reason: No valid reason exists to justify a minimum clearance of 15 inches

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

Change the minimum dimension for the side clearance between bathtubs and water closets or bidets from 15 inches to 12 inches.



2024 Code Section: Figure R~~307.1~~ 327.1 Minimum Fixture Clearances

Change the minimum dimension for the side clearance between bathtubs and water closets and bidets from 15 inches to 12 inches.

The Figure from the 2024 IRC, with the change noted, is found on the next page.

Reason: No valid reason exists to justify a minimum clearance of 15 inches

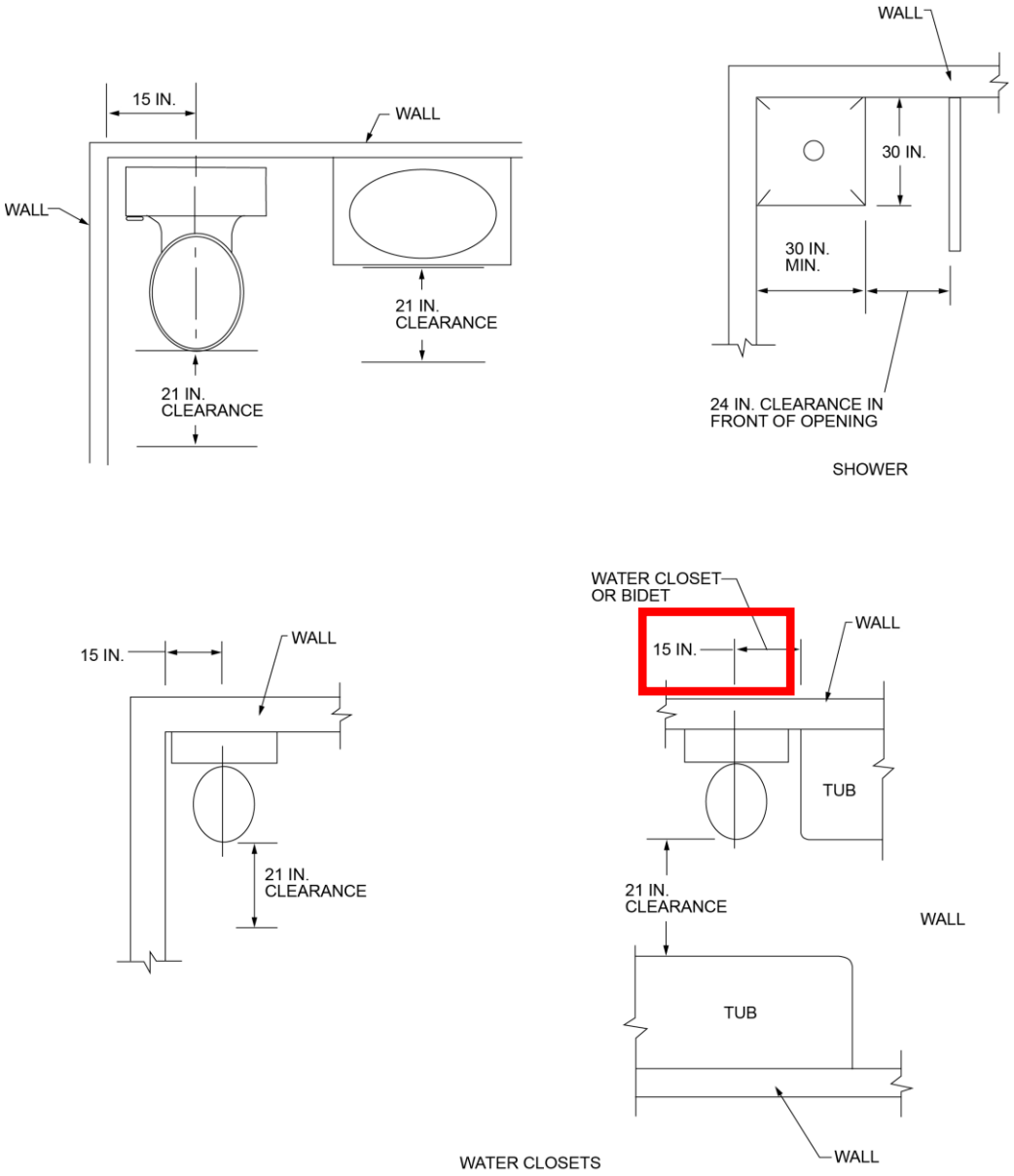
Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 13	R307.1
IRC 2018	IRC 2018 08	R307.1
IRC 2015	IRC 2015 08	R307.1
IRC 2012	IRC 2012 06	R307.2
IRC 2006	IRC 2006 09	R307.2
IRC 2003	IRC 2003 05	R307.2

Staff Comments: Changes made in the 2024 IRC are noted in red. The code section was changed.

R327.1 Continued

FIGURE R307.1
MINIMUM FIXTURE CLEARANCES



CONTINUATION

2024 Code Section: R404.1.9.2 Masonry piers supporting floor girders

Proponent: Home Builders Association of South Carolina and Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 31	R404.1.9.2
IRC 2018	IRC 2018 20	R404.1.9.2
IRC 2015	IRC 2015 16	R404.1.9.2
IRC 2012	IRC 2012 13	R404.1.9.2

Reason: Unusually restrictive

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

R404.1.9.2 Masonry piers supporting floor girders. Masonry piers supporting wood girders sized in accordance with Tables R602.7(1) and R602.7(2) shall be permitted in accordance with this section. Piers supporting girders for interior bearing walls shall ~~have a minimum nominal dimension of 12 inches (305 mm) and a maximum height of 10 feet (3048 mm)~~ be filled solidly with grout or type M or S mortar and shall have a minimum nominal dimension of 8 inches (203 mm) and a maximum height not exceeding 10 times the nominal thickness from top of footing to bottom of sill plate or girder. ~~Piers supporting girders for exterior bearing walls shall have a minimum nominal dimension of 12 inches (305 mm) and a maximum height of 4 feet (1220 mm) from top of footing to bottom of sill plate or girder.~~ Piers supporting beams and girders for exterior bearing walls shall be filled solidly with grout or type M or S mortar, shall contain a minimum of one #4 (13 mm) dowel mid-depth, and shall have a minimum nominal dimension of 8 inches (203 mm) and a maximum height of 4 times the nominal thickness from top of footing to bottom of sill plate or girder unless it can be shown by accepted engineering practice that there is sufficient foundation wall along the foundation line to resist the imposed lateral loads, in which case the maximum height shall not exceed 10 times the nominal thickness. Girders and sill plates shall be anchored to the pier or footing in accordance with Section R403.1.6 or Figure R404.1.5.3. Floor girder bearing shall be in accordance with Section R502.6.

2024 Code Section: R404.1.9.2 Masonry piers supporting floor girders

R404.1.9.2 Masonry piers supporting floor girders. Masonry piers supporting wood girders sized in accordance with Tables R602.7(1) and R602.7(2) shall be permitted in accordance with this section. Piers supporting girders for interior bearing walls shall ~~have a minimum nominal dimension of 12 inches (305 mm) and a maximum height of 10 feet (3048 mm)~~ be filled solidly with grout or type M or S mortar and shall have a minimum nominal dimension of 8 inches (203 mm) and a maximum height not exceeding 10 times the nominal thickness from top of footing to bottom of sill plate or girder. ~~Piers supporting girders for exterior bearing walls shall have a minimum nominal dimension of 12 inches (305 mm) and a maximum height of 4 feet (1220 mm) from top of footing to bottom of sill plate or girder.~~ Piers supporting beams and girders for exterior bearing walls shall be filled solidly with grout or type M or S mortar, shall contain a minimum of one #4 (13 mm) dowel mid-depth, and shall have a minimum nominal dimension of 8 inches (203 mm) and a maximum height of 4 times the nominal thickness from top of footing to bottom of sill plate or girder unless it can be shown by accepted engineering practice that there is sufficient foundation wall along the foundation line to resist the imposed lateral loads, in which case the maximum height shall not exceed 10 times the nominal thickness. Girders and sill plates shall be anchored to the pier or footing in accordance with Section R403.1.6 or Figure R404.1.5.3. Floor girder bearing shall be in accordance with Section R502.6.

Reason: Unusually restrictive

Proponent: Home Builders Association of South Carolina and Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 31	R404.1.9.2
IRC 2018	IRC 2018 20	R404.1.9.2
IRC 2015	IRC 2015 16	R404.1.9.2
IRC 2012	IRC 2012 13	R404.1.9.2

Staff Comments: No changes in the 2024 IRC.

CONTINUATION

2024 Code Section: R408.3 Unvented Crawl Space

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 32	R408.3
IRC 2018	IRC 2018 21	R408.3

Reason: ASTM E1745 is the industry standard for plastic vapor retarders used under concrete slabs or in contact with soil. It is also the main standards for evaluating plastic films that will be used in this application. Three performance classes are outlined A, B and C (with Class A being the strongest). Performance levels are the same for each class, less than 0.1 perms. Tensile strength and puncture resistance change with each class. ASTM E1745 refers to ASTM E154 "Standard Test Methods for Water Vapor Retarders Used in Contact with Earth Under Concrete Slabs, On Walls or as Ground Cover", which describes test methods for testing the performance of a plastic film after it is subjected to certain elements. These standards outline the methodology whereby plastic vapor retarders are tested. Simply having a low perm rating is not enough when it comes to real-life conditions. Vapor retarders/barriers must also be tough enough to endure the rigors of construction, since this will determine their true long-term ability to protect against water vapor intrusion.

Summary of Code Study Committee Actions:

8/11/2025: Continuation recommended to Council for approval.

R408.3 Unvented crawl space. For unvented under-floor spaces, the following items shall be provided:

1. Exposed earth shall be covered with a continuous ~~Class~~ I vapor retarder meeting ASTM E1745 Class A. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.
2. One of the following shall be provided for the under-floor space:
   - 2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7m2) of *crawl space* floor area, including an air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.11.1 ~~of this code~~.
   - 2.2. *Conditioned air* supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m^2) of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.11.1 ~~of this code~~.
   - 2.3. Plenum in existing structures complying with **Section M1601.5**, if under-floor space is used as a plenum.
   - 2.4. Dehumidification sized in accordance with manufacturer's specifications.

2024 Code Section: R408.3 Unvented Crawl Space

R408.3 Unvented crawl space. For unvented under-floor spaces, the following items shall be provided:

1. Exposed earth shall be covered with a continuo~~us Class~~ I vapor retarder meeting ASTM E1745 Class A. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.
2. One of the following shall be provided for the under-floor space:

2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7m2) of *crawl space* floor area, including an air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.11.1 ~~of this code~~.

2.2. *Conditioned air* supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m^2) of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.11.1 ~~of this code~~.

2.3. Plenum in existing structures complying with Section M1601.5, if under-floor space is used as a plenum.

2.4. Dehumidification sized in accordance with manufacturer's specifications.

Reason: ASTM E1745 is the industry standard for plastic vapor retarders used under concrete slabs or in contact with soil. It is also the main standards for evaluating plastic films that will be used in this application. Three performance classes are outlined A, B and C (with Class A being the strongest). Performance levels are the same for each class, less than 0.1 perms. Tensile strength and puncture resistance change with each class. ASTM E1745 refers to ASTM E154 “Standard Test Methods for Water Vapor Retarders Used in Contact with Earth Under Concrete Slabs, On Walls or as Ground Cover”, which describes test methods for testing the performance of a plastic film after it is subjected to certain elements. These standards outline the methodology whereby plastic vapor retarders are tested. Simply having a low perm rating is not enough when it comes to real-life conditions. Vapor retarders/barriers must also be tough enough to endure the rigors of construction, since this will determine their true long-term ability to protect against water vapor intrusion.

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 32	R408.3
IRC 2018	IRC 2018 21	R408.3

Staff Comments: Changes made in the 2024 IRC are noted in red. Section numbers imbedded in the text were updated, and unnecessary language was removed.

CONTINUATION

2024 Code Section: R408.3 Unvented Crawl Space

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 33	R408.3
IRC 2018	IRC 2018 21	R408.3

Reason: Provides added clarity and consistency of codes between regulation and statute.

Summary of Code Study Committee Actions:

8/11/2025: Continuation recommended to Council for approval as modified.

Prior modification referenced "the South Carolina Energy Code;" however, the correct reference is the South Carolina Energy Standard Act.

(purple text shows Study Committee's recommended changes to the existing modification)

This modification adds to modified language in previous modification (green text).

R408.3 Unvented crawl space. For unvented under-floor spaces, the following items shall be provided:

1. Exposed earth shall be covered with a continuous ~~Class~~ I vapor retarder meeting ASTM E1745, Class A. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.
2. One of the following shall be provided for the under-floor space:
   2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7m2) of *crawl space* floor area, including an air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with ~~Section N1102.2.11.1~~ the South Carolina Energy Standard Act.
   2.2. *Conditioned air* supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m^2) of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with ~~Section N1102.2.11.1~~ the South Carolina Energy Standard Act.
   2.3. Plenum in existing structures complying with **Section M1601.5**, if under-floor space is used as a plenum.
   2.4. Dehumidification sized in accordance with manufacturer's specifications.

2024 Code Section: R408.3 Unvented Crawl Space

This modification adds to modified language in IRC 2021-32.

R408.3 Unvented crawl space. For unvented under-floor spaces, the following items shall be provided:

1. Exposed earth shall be covered with a continuous ~~Class I~~ vapor retarder meeting ASTM E1745 Class A. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.
2. One of the following shall be provided for the under-floor space:

2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7m2) of *crawl space* floor area, including an air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.11.1 ~~of this code~~.

2.2. *Conditioned air* supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m^2) of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with ~~Section N1102.2.11.1 of this code~~ the South Carolina Energy Code.

2.3. Plenum in existing structures complying with Section M1601.5, if under-floor space is used as a plenum.

2.4. Dehumidification sized in accordance with manufacturer's specifications.

Reason: Provides added clarity and consistency of codes between regulation and statute.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 33	R408.3
IRC 2018	IRC 2018 21	R408.3

Staff Comments: Changes made in the 2024 IRC are noted in red. Section numbers imbedded in the text were updated, and unnecessary language was removed. This modification adds to modified language in IRC 2021-32, by changing the language in number 2.2.

Committee Vote: On 5/20/2025, the Committee voted to table this request for staff to analyze reference to Chapter 11, which is deleted by modification. Staff recommends the Committee considering another reference in place of Chapter 11, possibly "the South Carolina Energy Standards Act".

CONTINUATION

2024 Code Section: R408.4 Access

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 34	R408.4
IRC 2018	IRC 2018 22	R408.4
IRC 2015	IRC 2015 17	R408.4

Reason: To allow access openings under a doorway

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be not smaller than 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). Where any portion of the through-wall access is below *grade*, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the areaway shall be below the threshold of the access opening. ~~Through wall access openings shall not be located under a door to the residence~~. See Section M1305.1.3 for access requirements where mechanical *equipment* is located under floors.

2024 Code Section: R408.4 Access

R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be not smaller than 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). Where any portion of the through-wall access is below *grade*, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the areaway shall be below the threshold of the access opening. ~~Through-wall access openings shall not be located under a door to the residence~~. See Section M1305.1.3 for access requirements where mechanical *equipment* is located under floors.

Reason: To allow access openings under a doorway

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 34	R408.4
IRC 2018	IRC 2018 22	R408.4
IRC 2015	IRC 2015 17	R408.4

Staff Comments: No changes in the 2021 IRC.

CONTINUATION

2024 Code Section: R408.8 Under floor vapor retarder

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 35	R408.4

Reason: Application is not practical.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(Section deleted without substitution)

~~**R408.8 Under-floor vapor retarder.** In Climate Zones 1A, 2A and 3A below the warm-humid line, a continuous Class I or II vapor retarder shall be provided on the exposed face of air-permeable insulation installed between the floor joists and exposed to the grade in the under-floor space. The vapor retarder shall have a maximum water vapor permeance of 1.5 perms when tested in accordance with Procedure B of ASTM E96.~~

~~**Exception:** The vapor retarder shall not be required in unvented *crawl spaces* constructed in accordance with Section R408.3.~~

2024 Code Section: R408.8 Under floor vapor retarder

Section deleted without substitution

~~**R408.8 Under-floor vapor retarder.** In Climate Zones 1A, 2A and 3A below the warm-humid line, a continuous Class I or II vapor retarder shall be provided on the exposed face of air-permeable insulation installed between the floor joists and exposed to the grade in the under-floor space. The vapor retarder shall have a maximum water vapor permeance of 1.5 perms when tested in accordance with Procedure B of ASTM E96.~~

~~**Exception:** The vapor retarder shall not be required in unvented *crawl spaces* constructed in accordance with Section R408.3.~~

Reason: Recommend replacing the entire Section 408 with IRC 2018 language as the new language is horrible and just a bad idea in hot-humid locations, and virtually impossible to construct. The new language is so intertwined it's hard to modify, therefore inserting the existing language is much easier.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 35	R408.4

Staff Comments: No changes in the 2021 IRC.

CONTINUATION

2024 Code Section: R502.12.4 Truss design drawings

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 36	R502.11.4
IRC 2018	IRC 2018 23	R502.11.4
IRC 2015	IRC 2015 18	R502.11.4
IRC 2012	IRC 2012 14	R502.11.4
IRC 2006	IRC 2006 21	R502.11.4
IRC 2003	IRC 2003 17	R502.11.4

Reason: The section was modified to allow the approval of truss design drawings by local building officials to occur at the time of the framing inspection, rather than at an undefined time prior to installation.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

R502.12.4 Truss design drawings. *Truss design drawings*, prepared in compliance with **Section R502.12.1**, shall be submitted to the *building official* ~~and *approved* prior to installation~~ at the time of their inspection. *Truss design drawings* shall be provided with the shipment of trusses delivered to the job site. *Truss design drawings* shall include, at a minimum, the information specified as follows:
(No changes to items 1-12)

2024 Code Section: R~~502.11.4~~ 502.12.4 Truss design drawings

R502.1*2*.4 Truss design drawings. *Truss design drawings*, prepared in compliance with Section R502.12.1, shall be submitted to the *building official* ~~and *approved* prior to installation~~ at the time of their inspection. *Truss design drawings* shall be provided with the shipment of trusses delivered to the job site. *Truss design drawings* shall include, at a minimum, the information specified as follows:
(No changes to items 1-12)

Reason: The section was modified to allow the approval of truss design drawings by local building officials to occur at the time of the framing inspection, rather than at an undefined time prior to installation.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 36	R502.11.4
IRC 2018	IRC 2018 23	R502.11.4
IRC 2015	IRC 2015 18	R502.11.4
IRC 2012	IRC 2012 14	R502.11.4
IRC 2006	IRC 2006 21	R502.11.4
IRC 2003	IRC 2003 17	R502.11.4

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number, as well as a referenced section number within the text, were changed.

CONTINUATION

2024 Code Section: R506.3.3 Vapor retarder

Proponent: Structural Engineers' Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 37	R506.2.3
IRC 2018	IRC 2018 24	R506.2.3
IRC 2015	IRC 2015 19	R506.2.3

Reason: It is a fairly common practice for garages to be transformed into conditioned space at which time having a vapor retarder becomes necessary, or to be converted to storage space (over 70 sq. ft.) at which time a vapor barrier is required.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

R506.3.3 Vapor retarder. A minimum 6 mil (0.006 inch; 152 µm) polyethylene or *approved* ~~10 mil (0.010 inch; 0.254 mm)~~ vapor retarder ~~conforming to ASTM E1745 Class A requirements~~ with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

Exception: The vapor retarder is not required for the following:

1. ~~Garages~~, utility *buildings* and other unheated *accessory structures*.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m2) and carports.
3. Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4. Where *approved* by the *building official*, based on local site conditions.

2024 Code Section: R~~506.2.3~~ 506.3.3 Vapor retarder

R506.3.3 Vapor retarder. A minimum ~~10-mil (0.010 inch; 0.254 mm)~~ 6-mil (0.006 inch; 152um) polyethylene or *approved* vapor retarder ~~conforming to ASTM E1745 Class A requirements~~ with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

~~Exception:~~ The vapor retarder is not required for the following:

1. Garages, *utility buildings* and other unheated *accessory structures*.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m^2) and carports.
3. Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4. Where *approved* by the *building official*, based on local site conditions.

Reason: It is a fairly common practice for garages to be transformed into conditioned space at which time having a vapor retarder becomes necessary, or to be converted to storage space (over 70 sq. ft.) at which time a vapor barrier is required.

Proponent: Structural Engineers' Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 37	R506.2.3
IRC 2018	IRC 2018 24	R506.2.3
IRC 2015	IRC 2015 19	R506.2.3

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number changed, 10-mil polyethylene was changed to 6-mil polyethylene, and the reference to ASTM E1745 Class A requirements was removed.

CONTINUATION

2024 Code Section: R606.7 Piers

Proponent: Structural Engineers' Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 38	R606.7
IRC 2018	IRC 2018 25	R606.7
IRC 2015	IRC 2015 20	R606.7

Reason: To allow the use of only type M or S mortar to comply with ACI 530 which disallows the use of type N mortar in foundation walls.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

R606.7 Piers. The unsupported height of masonry piers shall not exceed 10 times their least dimension. Where structural clay tile or hollow *concrete masonry units* are used for isolated piers to support beams and girders, the cellular spaces shall be filled solidly with grout or Type M or S mortar, except that unfilled hollow piers shall be permitted to be used if their unsupported height is not more than four times their least dimension. Where *hollow masonry units* are solidly filled with grout or Type M or S ~~or N~~ mortar, the allowable compressive stress shall be permitted to be increased as provided in **Table R606.9**.

2024 Code Section: R606.7 Piers

R606.7 Piers. The unsupported height of masonry piers shall not exceed 10 times their least dimension. Where structural clay tile or hollow *concrete masonry units* are used for isolated piers to support beams and girders, the cellular spaces shall be filled solidly with grout or Type M or S mortar, except that unfilled hollow piers shall be permitted to be used if their unsupported height is not more than four times their least dimension. Where *hollow masonry units* are solidly filled with grout or Type M or S ~~or N~~ mortar, the allowable compressive stress shall be permitted to be increased as provided in Table R606.9.

Reason: To allow the use of only type M or S mortar to comply with ACI 530 which disallows the use of type N mortar in foundation walls.

Proponent: Structural Engineers' Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 38	R606.7
IRC 2018	IRC 2018 25	R606.7
IRC 2015	IRC 2015 20	R606.7

Staff Comments: No changes in the 2024 IRC.

CONTINUATION

2024 Code Section: R802.10.1 Truss design drawings

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 39	R802.10.1
IRC 2018	IRC 2018 26	R802.10.1
IRC 2015	IRC 2015 21	R802.10.1

Reason: The section was modified to allow the approval of truss design drawings by local building officials to occur at the time of the framing inspection, rather than at an undefined time prior to installation.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

R802.10.1 Truss design drawings. *Truss design drawings*, prepared in conformance to Section R802.10.1, shall be provided to the *building official* ~~and *approved* prior to installation~~ at the time of their inspection. *Truss design drawings* shall be provided with the shipment of trusses delivered to the job site. *Truss design drawings* shall include, at a minimum, the following information:

(No changes to items 1-12)

2024 Code Section: R802.10.1 Truss design drawings

R802.10.1 Truss design drawings. *Truss design drawings*, prepared in conformance to Section R802.10.1, shall be provided to the *building official* ~~and *approved* prior to installation~~ at the time of their inspection. *Truss design drawings* shall be provided with the shipment of trusses delivered to the job site. *Truss design drawings* shall include, at a minimum, the following information:
(No changes to items 1-12)

Reason: The section was modified to allow the approval of truss design drawings by local building officials to occur at the time of the framing inspection, rather than at an undefined time prior to installation.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 39	R802.10.1
IRC 2018	IRC 2018 26	R802.10.1
IRC 2015	IRC 2015 21	R802.10.1

Staff Comments: No changes in the 2024 IRC.

NEW MODIFICATION

2024 Code Section: Table R905.1.1(2) Underlayment application

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Current high-wind underlayment requirements are prescriptive and may not reflect the performance capabilities of modern materials. Removing this section allows evaluation based on the actual performance rating of underpayments as secondary moisture barriers, rather than mandating specific installation methods. This encourages innovation, simplifies compliance, and ensures the focus remains on tested results, not rigid procedures.

Staff Notes: In Table R905.1.1(2) the last column for "Areas Where Wind Design is Required in Accordance with Figure R.301.2.1.1" would be changed to match the requirements in the column for "Areas Where Wind Design is Not Required in Accordance with Figure R. 301.2.1.1. These sections also had language changes from 2021 to 2024 that are not reflected below.

Summary of Code Study Committee Actions:

8/11/2025: Modification request was recommended for approval as submitted.

TABLE R905.1.1(2)
UNDERLAYMENT APPLICATION
Roof Covering: Asphalt Shingles
SECTION: R905.2
AREAS WHERE WIND DESIGN IS REQUIRED IN ACCORDANCE WITH FIGURE R301.2.1.1:

Underlayment shall be one of the following:

1. ~~Two layers of mechanically fastened underlayment applied in the following manner: Apply a strip of underlayment that is half the width of a full sheet parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply full width sheets of underlayment, overlapping successive sheets half the width of a full sheet plus 2 inches. Distortions in the~~

(*page 2 of Table R905.1.1(2)*)

~~underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.~~

~~2. A minimum 4-inch-wide strip of self-adhering polymer modified bitumen underlayment complying with **ASTM D1970**, installed in accordance with the manufacturer's installation instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment complying with **Table R905.1.1(1)** for the applicable roof covering shall be applied over the entire roof over the 4-inch-wide membrane strips.~~

~~3. A single layer of self-adhering polymer modified bitumen underlayment complying with **ASTM D1970**, installed in accordance with the underlayment and roof covering manufacturer's installation instructions for the deck material, roof ventilation configuration and climate exposure of the roof covering.~~

1. For roof slopes from 2 units vertical in 12 units horizontal (2:12), up to 4 units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a strip of underlayment that is half the width of a full sheet parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply full-width sheets of underlayment, overlapping successive sheets half the width of a full sheet plus 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall offset by 6 feet.
2. For roof slopes of 4 units vertical in 12 units horizontal (4:12) or greater underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.
3. A single layer of self-adhering polymer modified bitumen underlayment complying with **ASTM D1970**, installed in accordance with the underlayment and roof covering manufacturer's installation instructions for the deck material, roof ventilation configuration and climate exposure of the roof covering.

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

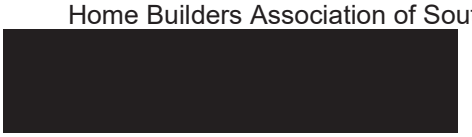
This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
R 302.2.1	Party walls
R 310.3	Location
R 316.3	Story above grade plane
R 318.3.1	Floor elevations at the req egress doors
R 322.1	General
R 905.1.1(2)	Underlayment application
M1411.9.1	Auxiliary and secondary drain systems.
P 2503.5.1	Rough Plumbing
P 2503.6	Shower liner test
P 2705.1	General
P 2903.10.3	Fixture valves and access
E 3601.7.3	Metering Centers
E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina



[redacted]

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South Carolina Building Codes Council
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: Table R905.1.1(2) Underlayment application.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

AREAS WHERE WIND DESIGN IS REQUIRED IN ACCORDANCE WITH (Asphalt Shingles)

~~Underlayment shall be one of the following:~~

~~1.Two layers of mechanically fastened underlayment applied in the following manner: Apply a strip of underlayment that is half the width of a full sheet parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply full-width sheets of underlayment, overlapping successive sheets half the width of a full sheet plus 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.~~

~~2.A minimum 4-inch-wide strip of self-adhering polymer modified bitumen underlayment complying with ASTM D1970, installed in accordance with the manufacturer's installation instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment complying with Table R905.1.1(1) for the applicable roof covering shall be applied over the entire roof over the 4-inch-wide membrane strips.~~

~~3.A single layer of self-adhering polymer modified bitumen underlayment complying with ASTM D1970, installed in accordance with the underlayment and roof covering manufacturer's installation instructions for the deck material, roof ventilation configuration and climate exposure of the roof covering.~~

In 200 characters or less, please briefly describe the justification for this modification request.

Current high-wind underlayment requirements are prescriptive and may not reflect the performance capabilities of modern materials. Removing this section allows evaluation based on the actual performance rating of underlayments as secondary moisture barriers, rather than mandating specific installation methods. This encourages innovation, simplifies compliance, and ensures the focus remains on tested results, not rigid procedures.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director		[redacted]	
Andy Barber	Chairman, Building Codes Committee			

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: R905.2.8.5 Drip Edge

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 40	R905.2.8.5
IRC 2018	IRC 2018 27	R905.2.8.5
IRC 2015	IRC 2015 22	R905.2.8.5

Reason: Impractical—this process is very time intensive and is difficult to produce and enforce any conformity. It is counterproductive and is trying to solve a non-issue. Jurisdictions have had to insert a stand-alone inspection for this one phase of construction in many cases.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

R905.2.8.5 Drip edge. ~~A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip~~ edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the ~~roof sheathing and extend up back onto the *roof deck* not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the *roof deck* at not more than 12 inches (305 mm) o.c. with fasteners as specified in **Section R905.2.5**. *Underlayment* shall be installed over the drip edge along eaves and under the drip edge along rake edges.~~ A drip edge shall be provided at eaves and rake edges of asphalt shingle roofs where required by the manufacturer.

2024 Code Section: R905.2.8.5 Drip Edge

R905.2.8.5 Drip edge. ~~A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the roof sheathing and extend up back onto the *roof deck* not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the *roof deck* at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. *Underlayment* shall be installed over the drip edge along eaves and under the drip edge along rake edges.~~ A drip edge shall be provided at eaves and rake edges of asphalt shingle roofs where required by the manufacturer.

Reason: Impractical—this process is very time intensive and is difficult to produce and enforce any conformity. It is counterproductive and is trying to solve a non-issue. Jurisdictions have had to insert a stand alone inspection for this one phase of construction in many cases.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 40	R905.2.8.5
IRC 2018	IRC 2018 27	R905.2.8.5
IRC 2015	IRC 2015 22	R905.2.8.5

Staff Comments: No changes in the 2024 IRC.

CONTINUATION

2024 Code Section: Chapter 11 [RE] Energy Efficiency

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 41	Chapter 11
IRC 2018	IRC 2018 28	Chapter 11
IRC 2015	IRC 2015 22	Chapter 11
IRC 2012	IRC 2012 16	Chapter 11
IRC 2006	IRC 2006 27	Chapter 11
IRC 2003	IRC 2003 21	Chapter 11

Reason: The State of South Carolina has specific energy standards in statutory form (Re: Title 6, Chapter 9, Building Codes and Title 6, Chapter 10, Building Energy Efficiency Standard Act.). To eliminate any possible conflicts concerning the insulation requirements for single and two family residential buildings between the International Residential Code and state law, Chapter 11 was deleted.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

Chapter deleted without substitution.

~~**CHAPTER 11 [RE]**~~
~~**ENERGY EFFICIENCY**~~

*The State of South Carolina has specific energy standards in statutory form (Re: Title 6, Chapter 9, Building Codes and Title 6, Chapter 10, Building Energy Efficiency Standard Act). To eliminate any possible conflicts concerning the insulation requirements for single and two family residential buildings between the International Residential Code and state law, Chapter 11 was deleted.**

**All references to Chapter 11 in the Referenced Standards chapter and Index must also removed.*

2024 Code Section: Chapter 11 [RE] Energy Efficiency

Chapter deleted without substitution.

~~**CHAPTER 11 [RE]**~~
~~**ENERGY EFFICIENCY**~~

*The State of South Carolina has specific energy standards in statutory form (Re: Title 6, Chapter 9, Building Codes and Title 6, Chapter 10, Building Energy Efficiency Standard Act). To eliminate any possible conflicts concerning the insulation requirements for single and two family residential buildings between the International Residential Code and state law, Chapter 11 was deleted.**

**All references to Chapter 11 in the Referenced Standards chapter and Index must also removed.*

Reason: The State of South Carolina has specific energy standards in statutory form (Re: Title 6, Chapter 9, Building Codes and Title 6, Chapter 10, Building Energy Efficiency Standard Act.). To eliminate any possible conflicts concerning the insulation requirements for single and two family residential buildings between the International Residential Code and state law, Chapter 11 was deleted.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 41	Chapter 11
IRC 2018	IRC 2018 28	Chapter 11
IRC 2015	IRC 2015 22	Chapter 11
IRC 2012	IRC 2012 16	Chapter 11
IRC 2006	IRC 2006 27	Chapter 11
IRC 2003	IRC 2003 21	Chapter 11

Staff Comments: No changes in the 2024 IRC.

NEW MODIFICATION

2024 Code Section: M1411.9.1 Auxiliary and secondary drain systems

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: The language is removed because it creates confusion. It applies to a drain pan without a drain line, yet it still requires a fitting intended for a drain line.

Summary of Code Study Committee Actions:

8/11/2025: Modification request was recommended for approval as submitted.

M1411.9.1 Auxiliary and secondary drain systems. In addition to the requirements of **Section M1411.9**, a secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the *equipment* drain pan or stoppage in the condensate drain piping. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8 unit vertical in 12 units horizontal (1-percent slope). Drain piping shall be not less than 3/4-inch (19 mm) nominal pipe size. One of the following methods shall be used:

1. An auxiliary drain pan with a separate drain shall be installed under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1.5 inches (38 mm), shall be not less than 3 inches (76 mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a minimum thickness of not less than 0.0236-inch (0.6010 mm) (No. 24 Gage). Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).
2. A separate overflow drain line shall be connected to the drain pan installed with the *equipment*. This overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection.
3. An auxiliary drain pan without a separate drain line shall be installed under the coils on which condensation will occur. This pan shall be equipped with a water level detection device conforming to **UL 508** that will shut off the *equipment* served prior to overflow of the pan. ~~The pan shall be equipped with a fitting to allow for drainage~~. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section.
4. A water-level detection device conforming to **UL 508** shall be installed that will shut off the *equipment* served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line or the *equipment* -supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan.

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
R 302.2.1	Party walls
R 310.3	Location
R 316.3	Story above grade plane
R 318.3.1	Floor elevations at the req egress doors
R 322.1	General
R 905.1.1(2)	Underlayment application
M1411.9.1	Auxiliary and secondary drain systems.
P 2503.5.1	Rough Plumbing
P 2503.6	Shower liner test
P 2705.1	General
P 2903.10.3	Fixture valves and access
E 3601.7.3	Metering Centers
E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]

 NAHB Member Advantage program offers exclusive discounts and savings for members!

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South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted] Columbia SC 29201
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: M1411.9.1 Auxiliary and secondary drain systems.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

M1411.9.1 Auxiliary and secondary drain systems.
In addition to the requirements of Section M1411.9, a secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8 unit vertical in 12 units horizontal (1-percent slope). Drain piping shall be not less than 3/4-inch (19 mm) nominal pipe size. One of the following methods shall be used:
1. An auxiliary drain pan with a separate drain shall be installed under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1.5 inches (38 mm), shall be not less than 3 inches (76 mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a minimum thickness of not less than 0.0236-inch (0.6010 mm) (No. 24 Gage). Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).
2. A separate overflow drain line shall be connected to the drain pan installed with the equipment. This overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection.
3. An auxiliary drain pan without a separate drain line shall be installed under the coils on which condensation will occur. This pan shall be equipped with a water level detection device conforming to UL 508 that will shut o the equipment served prior to overflow of the pan. ~~The pan shall be equipped with a fitting to allow for drainage.~~ The auxiliary drain pan shall be constructed in accordance with Item 1 of this section.
4. A water-level detection device conforming to UL 508 shall be installed that will shut o the equipment served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line or the equipment-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan.

In 200 characters or less, please briefly describe the justification for this modification request.

The highlighted language should be removed because it creates confusion. It applies to a drain pan without a drain line, yet it still requires a fitting intended for a drain line.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: M1411.12 Insulation of refrigerant piping

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 42	M1411.6
IRC 2018	IRC 2018 29	M1411.6
IRC 2015	IRC 2015 24	M1411.6
IRC 2012	IRC 2012 18	M1411.6
IRC 2006	IRC 2006 28	M1411.5
IRC 2003	IRC 2003 22	M1411.4

Reason: Section M1411.4 requires insulation of refrigerant lines to R 4. Further research is needed to determine if this insulating product is commercially available. To qualify for R 4 additional insulation may be required, which could limit the spaces in which refrigerant lines could be installed.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

M1411.12 Insulation of refrigerant piping. Piping and fittings for refrigerant vapor (suction) lines shall be insulated with insulation having a thermal resistivity of ~~not less than R-3~~ at least R 2.5 hr. ft 2 F/Btu and having external surface permeance not exceeding 0.05 perm [2.87 ng/(s × m^2 × Pa)] when tested in accordance with **ASTM E96**.

2024 Code Section: M~~1411.6~~ 1411.12 Insulation of refrigerant piping

M1411.12 Insulation of refrigerant piping. Piping and fittings for refrigerant vapor (suction) lines shall be insulated with insulation having a thermal resistivity of~~not less than R-~~3 at least R 2.5 hr. ft 2 F/Btu and having external surface permeance not exceeding 0.05 perm [2.87 ng/(s × m^2 × Pa)] when tested in accordance with ASTM E96.

Reason: Section M1411.4 requires insulation of refrigerant lines to R 4. Further research is needed to determine if this insulating product is commercially available. To qualify for R 4 additional insulation may be required, which could limit the spaces in which refrigerant lines could be installed.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 42	M1411.6
IRC 2018	IRC 2018 29	M1411.6
IRC 2015	IRC 2015 24	M1411.6
IRC 2012	IRC 2012 18	M1411.6
IRC 2006	IRC 2006 28	M1411.5
IRC 2003	IRC 2003 22	M1411.4

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number was changed.

CONTINUATION

2024 Code Section: M1411.15 Locking access port caps

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 43	M1411.9
IRC 2018	IRC 2018 30	M1411.8
IRC 2015	IRC 2015 25	M1411.6
IRC 2012	IRC 2012 18	M1411.6

Reason: The section appears to solve a non-issue at an added cost to the consumer.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(Section deleted without substitution)

~~**M1411.15 Locking access port caps.** Refrigerant circuit access ports located outdoors shall be fitted with locking type tamper resistant caps or shall be otherwise secured to prevent unauthorized access.~~

2024 Code Section: M~~1411.9~~ 1411.15 Locking access port caps

Section deleted without substitution.

~~**M1411.15 Locking access port caps.** Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.~~

Reason: The section appears to solve a non-issue at an added cost to the consumer.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 43	M1411.9
IRC 2018	IRC 2018 30	M1411.8
IRC 2015	IRC 2015 25	M1411.6
IRC 2012	IRC 2012 18	M1411.6

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number was changed.

CONTINUATION

2024 Code Section: M1502.3 Duct termination

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 44	M1502.3
IRC 2018	IRC 2018 31	M1502.3
IRC 2015	IRC 2015 26	M1502.3
IRC 2012	IRC 2012 19	M1502.3
IRC 2006	IRC 2006 29	M1502.2

Reason: The three feet dimension is arbitrary and restrictive; the dimension is not a requirement of the dryer manufacturers.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

M1502.3 Duct termination. Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. ~~If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings, including openings in ventilated soffits.~~ Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

2024 Code Section: M1502.3 Duct termination

M1502.3 Duct termination. Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. ~~If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings, including openings in ventilated soffits.~~ Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

Reason: The three feet dimension is arbitrary and restrictive; the dimension is not a requirement of the dryer manufacturers.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 44	M1502.3
IRC 2018	IRC 2018 31	M1502.3
IRC 2015	IRC 2015 26	M1502.3
IRC 2012	IRC 2012 19	M1502.3
IRC 2006	IRC 2006 29	M1502.2

Staff Comments: No changes in the 2021 IRC.

CONTINUATION

2024 Code Section: M1502.4.2 Duct Installation

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 45	M1502.4.2
IRC 2018	IRC 2018 32	M1502.4.2

Reason: Due to the amount of dryer fires in the US every year, 15,000 according to the US Consumer Product Safety Division, the requirement for adding three screws per joint to the exhaust vent of clothes dryers is overly restrictive, impractical, and a threat to life safety. The amount of dryer fires in the US has not been proven to be due to failure of the joints on vents, but has been proven to be due to an accumulation of lint. Adding protrusions to any length into the dryer exhaust will not decrease the probability of more accumulation. However, securing, scaling and supporting each side of the joint of a no-vertical-exhaust will prevent the separation of joints.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

M1502.4.2 Duct installation. Exhaust ducts shall be supported at intervals not to exceed 8 feet (2438 mm) and within 16 inches (406 mm) of each side of a joint that is not installed in a vertical orientation, ~~12 feet (3658 mm) and shall be~~ secured in place, making rigid contact with the duct at not less than 4 equally spaced points or two-thirds contact if strap is used. All brackets or strapping must be noncombustible. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. The overlap shall comply with **Section M1601.4.2.** Ducts shall not be joined with screws or similar devices that protrude into the inside of the duct. Exhaust ducts ~~joints~~ shall be sealed in accordance with **Section M1601.4.1**. ~~and shall be mechanically fastened. Ducts shall not be joined with screws or similar fasteners that protrude more than 1/8 inch (3.2 mm) into the inside of the duct~~. Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall allow the installation of the duct without deformation. The duct work may be ovalized as long as it terminates in an *approved* duct box. Minor imperfections located on the duct, in areas other than along the seam, do not constitute a violation.

2024 Code Section: M1502.4.2 Duct Installation

M1502.4.2 Duct installation. Exhaust ducts shall be supported at intervals not to exceed 8 feet (2438 mm) and within 16 inches (406 mm) of each side of a joint that is not installed in a vertical orientation, ~~12 feet (3658 mm) and shall be~~ secured in place, making rigid contact with the duct at not less than 4 equally spaced points or two-thirds contact if strap is used. All brackets or strapping must be noncombustible. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. The overlap shall comply with Section M1601.4.2. Ducts shall not be joined with screws or similar devices that protrude into the inside of the duct. Exhaust ducts ~~joints~~ shall be sealed in accordance with Section M1601.4.1. ~~and shall be mechanically fastened. Ducts shall not be joined with screws or similar fasteners that protrude more than 1/8 inch (3.2 mm) into the inside of the duct~~. Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall allow the installation of the duct without deformation. The duct work may be ovalized as long as it terminates in an *approved* duct box. Minor imperfections located on the duct, in areas other than along the seam, do not constitute a violation.

Reason: Due to the amount of dryer fires in the US every year, 15,000 according to the US Consumer Product Safety Division, I believe the requirement for adding three screws per joint to the exhaust vent of clothes dryers to be overly restrictive, impractical, and a threat to life safety for the following reasons:

1. The requirement is for no more than 1/8 inch to protrude into the inside of the duct, 1/4-inch sheet metal screws are as short as available, leaving more than 1/8-inch protrusion inside of the duct. ¼ inch=0.250-inch, 1/8 inch = 0.125 inch, .28 gage metal =0.0157 inch, times two layers equals 0.0314 inch, 0.250 minus 0.0.14=02186. Even if you allow for the curvature of the metal 0.2186 will be greater penetration than the 0.125 that is allowed.
2. Screw lengths on a dryer vent are not able to be inspected from the outside. This leaves the inspector to have to remove each screw to ensure the length, and the inspector to replace the screws after the fact (if they do not drop one and just leave the hole in the exhaust). Many of the screws are not within the reach of the inspector, leaving them to try to assume all screws are the same length by taking out only the reachable ones. Rivets are worse, due to the fact that they cannot be checked without drilling them out and replacing them on your own, rendering them as complete unable to be inspected.
3. There amount of dryer fires in the US has not been proven to be due to failure of the joints on vents, but has been proven to be due to an accumulation of lint. Adding protrusions to any length into the dryer exhaust will not decrease the probability of more accumulation. However, securing, scaling and supporting each side of the joint of a no-vertical-exhaust will prevent the separation of joints.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 45	M1502.4.2
IRC 2018	IRC 2018 32	M1502.4.2

Staff Comments: No changes in the 2024 IRC.

CONTINUATION

2024 Code Section: M1502.4.6 Duct length

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 46	M1502.4.6
IRC 2018	IRC 2018 33	M1502.4.5
IRC 2015	IRC 2015 27	M1502.4.4
IRC 2012	IRC 2012 20	M1502.4.4
IRC 2006	IRC 2006 30	M1502.6

Reason: To coincide with the maximum duct length specified by most clothes dryer manufacturers

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

M1502.4.6 Duct length. ~~The maximum allowable exhaust duct length shall be determined by one of the methods specified in Sections M1502.4.6.1 through M1502.4.6.3.~~ The maximum length of a clothes dryer exhaust duct shall not exceed 35 feet (10668 mm) from the dryer location to the wall or roof termination.

2024 Code Section: M1502.4.6 Duct length

M1502.4.6 Duct length. ~~The maximum allowable exhaust duct length shall be determined by one of the methods specified~~ ~~in Sections M1502.4.6.1 through M1502.4.6.3.~~ The maximum length of a clothes dryer exhaust duct shall not exceed 35 feet (10668 mm) from the dryer location to the wall or roof termination.

Reason: To coincide with the maximum duct length specified by most clothes dryer manufacturers

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 46	M1502.4.6
IRC 2018	IRC 2018 33	M1502.4.5
IRC 2015	IRC 2015 27	M1502.4.4
IRC 2012	IRC 2012 20	M1502.4.4
IRC 2006	IRC 2006 30	M1502.6

Staff Comments: No changes in the 2024 IRC.

CONTINUATION

2024 Code Section: M1503.6 Makeup air

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 47	M1503.6
IRC 2018	IRC 2018 34	M1503.6
IRC 2015	IRC 2015 28	M1503.4

Reason: Makeup air is not required for installations less than 400 cfm.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval as modified. Added language mirrors the change in red in the 2024 IRC.

(purple text is recommended change from code study committee)

M1503.6 Makeup air required. ~~Where one or more gas, liquid or solid fuel-burning *appliance* that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m^3/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one outdoor air duct and damper complying with Section M1503.6.2.~~

~~**Exception:** Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open~~.

Exhaust hood systems capable of exhausting more than 400 cubic feet per minute (0.1 9 m3 /s) shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate more than 400 cubic feet (0.19 m3/s) per minute. Such makeup air systems shall be equipped with not less than one outdoor air duct and damper. Each damper shall be a gravity damper or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be accessible for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced.

2024 Code Section: M1503.6 Makeup air

M1503.6 Makeup air required. ~~Where one or more gas, liquid or solid fuel-burning *appliance* that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m^3/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one outdoor air duct and damper complying with Section M1503.6.2.~~

~~**Exception:** Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open~~.

Exhaust hood systems capable of exhausting more than 400 cubic feet per minute (0.1 9 m3 /s) shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate more than 400 cubic feet (0.19 m3/s) per minute. Such makeup air systems shall be equipped with not less than one damper. Each damper shall be a gravity damper or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be accessible for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced.

Reason: Makeup air is not required for installations less than 400 cfm.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 47	M1503.6
IRC 2018	IRC 2018 34	M1503.6
IRC 2015	IRC 2015 28	M1503.4

Staff Comments: Changes made in the 2021 IRC are noted in red. The phrase “outdoor air duct and” was added to the section of language removed by modification.

CONTINUATION

2024 Code Section: M1504.3 Exhaust Openings

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 48	M1504.3
IRC 2018	IRC 2018 35	M1504.3

Reason: Locating air exhaust openings (typically from bath exhaust fans) 3 or more feet (914 mm) away from an operable window or door is impractical in the design of residential structures. This also brings the exhaust air opening requirement in line with dryer vent duct termination in M1502.3.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(text in red shows the difference from the 2021 to 2024 code)

M1504.3 Exhaust openings. Air exhaust openings shall terminate as follows:

1. Not less than 3 feet (914 mm) from property lines.
2. Not less than 3 feet (914 mm) from gravity air intake openings, operable windows and doors except where the exhaust opening is located not less than 1 foot (305 mm) above the gravity air intake opening, operable windows and doors.
3. Not less than 10 feet (3048 mm) from mechanical air intake openings except where either of the following apply:
    - 3.1. The exhaust opening is located not less than 3 feet (914 mm) above the air intake opening.
    - 3.2. The exhaust opening is part of a factory-built intake/exhaust combination termination fitting installed in accordance with the fan manufacturer's instructions, and the exhaust air is drawn from a living space.
4. In accordance with Section R303.5.2 and R303.6.

Exception: Bathrooms, water closets and shower spaces.

2024 Code Section: M1504.3 Exhaust Openings

M1504.3 Exhaust openings. Air exhaust openings shall terminate as follows:

1. Not less than 3 feet (914 mm) from property lines.
2. Not less than 3 feet (914 mm) from gravity air intake openings, operable windows and doors except where the exhaust opening is located not less than 1 foot (305 mm) above the gravity air intake opening, operable windows and doors.
3. Not less than 10 feet (3048 mm) from mechanical air intake openings except where either of the following apply:
    3.1. The exhaust opening is located not less than 3 feet (914 mm) above the air intake opening.
    3.2. The exhaust opining is part of a factory-built intake/exhaust combination termination fitting installed in accordance with the fan manufacturer's instructions, and the exhaust air is drawn from a living space.
4. In accordance with Section R303.5.2 and R303.6.

Exception: Bathrooms, water closets and shower spaces.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 48	M1504.3
IRC 2018	IRC 2018 35	M1504.3

Staff Comments: Changes made in the 2021 IRC are noted in red. Language was added to number 2, and number 3 was reorganized, with the addition of new language under item 3.2.

CONTINUATION

2024 Code Section: M1601.4.1 Joints, Seams and Connections

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 49	M1601.4.1
IRC 2018	IRC 2018 36	M1601.4.1
IRC 2015	IRC 2015 29	M1601.4.1

Reason: The requirement to seal longitudinal duct joints and seams for commercial applications with static pressure of 2 inches water column and greater. However, this should not apply to residential applicants which operate at a much lower pressure, closer to 0.2 inches water column. One argument to seal all seams and joints is so the duct system functions efficiently. However, whether the longitudinal joints and seams are sealed or not on a low-pressure system has very little effect on system efficiency. To a much greater degree, system efficiency is affected by factors outside of the installer's influence. For example, the duct system can be perfectly balanced at the time of the inspection, but the occupants set furniture in front of registers, change the settings on the registers open and close doors, etc. Sealing the longitudinal joints and seams will not make a noticeable difference in either the efficiency or the energy saved, making the added time and cost unnecessary.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

M1601.4.1 Joints, seams and connections. Longitudinal and transverse joints, seams and connections in metallic and nonmetallic ducts shall be constructed as specified in **SMACNA *HVAC Duct Construction Standards --Metal and Flexible*** **and NAIMA *Fibrous Glass Duct Construction Standards***. Joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants or tapes. Tapes and mastics used to seal fibrous glass ductwork shall be *listed* and *labeled* in accordance with **UL 181A** and shall be marked "181A-P" for pressure-sensitive tape, "181 A-M" for mastic or "181 A-H" for heat-sensitive tape.

Tapes and mastics used to seal metallic and flexible air ducts and flexible air connectors shall comply with **UL 181B** and shall be marked "181 B-FX" for pressure-sensitive tape or "181 BM" for mastic. Duct connections to flanges of air distribution system *equipment* shall be sealed and mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with **UL 181B** and shall be

(*page 2 of M1601.4.1*)

marked 181B-C. Crimp joints for round metallic ducts shall have a contact lap of not less than 1 inch (25 mm) and shall be mechanically fastened by means of not less than three sheet-metal screws or rivets equally spaced around the joint. Closure systems used to seal all ductwork shall be installed in accordance with the manufacturers' instructions.

Exceptions:

1. Spray polyurethane foam shall be permitted to be applied without additional joint seals.
2. Where a duct connection is made that is partially without access, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.
3. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams and locking-type joints and seams. ~~This exception shall not apply to snap-lock and button-lock type joints and seams that are located outside of *conditioned spaces*~~.

2024 Code Section: M1601.4.1 Joints, Seams and Connections

M1601.4.1 Joints, seams and connections. Longitudinal and transverse joints, seams and connections in metallic and nonmetallic ducts shall be constructed as specified in SMACNA *HVAC Duct Construction Standards --Metal and Flexible* and NAIMA *Fibrous Glass Duct Construction Standards*. Joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants or tapes. Tapes and mastics used to seal fibrous glass ductwork shall be *listed* and *labeled* in accordance with UL 181A and shall be marked "181A-P" for pressure-sensitive tape, "181 A-M" for mastic or "181 A-H" for heat-sensitive tape.

Tapes and mastics used to seal metallic and flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked "181 B-FX" for pressure-sensitive tape or "181 BM" for mastic. Duct connections to flanges of air distribution system *equipment* shall be sealed and mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked 181B-C. Crimp joints for round metallic ducts shall have a contact lap of not less than 1 inch (25 mm) and shall be mechanically fastened by means of not less than three sheet-metal screws or rivets equally spaced around the joint. Closure systems used to seal all ductwork shall be installed in accordance with the manufacturers' instructions.

Exceptions:

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3. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams and locking-type joints and seams. ~~This exception shall not apply to snap-lock and button-lock type joints and seams that are located outside of *conditioned spaces*~~.

Reason: The requirement to seal longitudinal duct joints and seams for commercial applications with static pressure of 2 inches water column and greater. However, this should not apply to residential applicants which operate at a much lower pressure, closer to 0.2 inches water column. One argument to seal all seams and joints is so the duct system functions efficiently. However, whether the longitudinal joints and seams are sealed or not on a low-pressure system has very little effect on system efficiency. To a much greater degree, system efficiency is affected by factors outside of the installer's influence. For example, the duct system can be perfectly balanced at the time of the inspection, but the occupants set furniture in front of registers, change the settings on the registers open and close doors, etc. Sealing the longitudinal joints and seams will not make a noticeable difference in either the efficiency or the energy saved, making the added time and cost unnecessary.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 49	M1601.4.1
IRC 2018	IRC 2018 36	M1601.4.1
IRC 2015	IRC 2015 29	M1601.4.1

Staff Comments: No changes in the 2024 IRC.

NEW MODIFICATION

2024 Code Section: G2415.17.1 (404.17.1) Limitations

Proponent: Omega Flex, Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Composite tubing (both pex-al-pex and pe-al-pe) is being sold in the United States for use in fuel gas systems. The pex-al-pex material was evaluated by the NFPA 54 National Fuel Gas code committee which did not approve it for fuel gas applications because the product lacks equivalency to proscribed piping systems. It is, nonetheless, being presented to AHJs who are being asked to approve it for use as an alternative material for use within buildings in the United States. Even though the evaluation services report lists this section of the code limiting the material to outdoors below ground, several AHJs have approved it for installation above grade within the building where it poses a potential hazard in the event of a building fire. A characteristic it shares with plastic gas piping and the reason for this section.

Summary of Code Study Committee Actions:

8/11/2025: Modification request was recommended for approval as submitted.

G2415.17.1 (404.17.1) Limitations. Plastic pipe and plastic composite piping including pex-al-pex and pe-al-pe (where listed and approved) shall be installed outdoors underground only. Plastic pipe shall not be used within or under any *building* or slab or be operated at pressures greater than 100 psig (689 kPa) for natural gas or 30 psig (207 kPa) for *LP-gas*.

Exceptions:

1. Plastic pipe shall be permitted to terminate above ground outside of *buildings* where installed in premanufactured *anodeless risers* or service head adapter risers that are installed in accordance with the manufacturer's instructions.
2. Plastic pipe shall be permitted to terminate with a wall head adapter within *buildings* where the plastic pipe is inserted in a *piping* material for *fuel gas* use in *buildings*.
3. Plastic pipe shall be permitted under outdoor patio, walkway and driveway slabs provided that the burial depth complies with **Section G2415.12**.

OmegaFlex®

Manufacturer of flexible metal hose and gas piping products

July 8, 2025

Maggie Smith, CBO
Board Executive
SC Building Codes Council
SC Manufactured Housing Board
PO Box 11329, Columbia SC 29211

Re: Proposed South Carolina State Code Change Amendments

2024 IFGC Section 404.1
2024 IFCG Section 407.2
2024 IRC Section G2415.17.1

Dear Ms. Smith,

The purpose of this correspondence is to confirm that Jonathan Sargeant, Director of Codes and Standards, and Robert (Bob) Torbin, Senior Director of Government Affairs, are authorized to present the three above-referenced proposed amendments on behalf of Omega Flex, Inc., a publicly traded Pennsylvania corporation. Mr. Sargeant and Mr. Torbin report to me as President of Omega Flex, Inc., and in turn, I report to the Executive Chairman of the Board of Omega Flex, Inc. As President, I confirm that Omega Flex, Inc. supports the proposed modifications.

Please feel free to contact Jonathan Sargeant should you require any additional information.

Thank you,

[redacted]

Edwin B. Moran, President

Cc: Bob Torbin
Jonathan Sargeant

OMEGA FLEX, Inc., 451 Creamery Way, Exton, PA 19341-2509
Voice: 1-800-671-8622 or 610-524-7272 | Fax: 610-524-7282 | www.omegaflex.com

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
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llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

RECEIVED
JUN 30 2025
SCLLR-POL

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: OmegaFlex

Address: [redacted]
Street City State Zip

Name: Jonathan Sargeant Title/Position: Director of Codes and Standards

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: G2415.17.1.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

G2415.17.1 (404.17.1)Limitations.
Plastic pipe and plastic composite piping including pex-al-pex and pe-al-pe (where listed and approved) shall be installed outdoors underground only. Plastic pipe shall not be used within or under any building or slab or be operated at pressures greater than 100 psig (689 kPa) for natural gas or 30 psig (207 kPa) for LP-gas.

In 200 characters or less, please briefly describe the justification for this modification request.

Composite tubing (both pex-al-pex and pe-al-pe) is being sold in the United States for use in fuel gas systems. The pex-al-pex material was evaluated by the NFPA 54 National Fuel Gas code committee which did not approve it for fuel gas applications because the product lacks equivilency to proscribed piping systems. It is, nonetheless, being presented to authorities having jurisdiction who are being asked to approve it for use as an alternative material for use within buildings in the United States. Even though the evaluation services report lists this section of the code limiting the material to outdoors below ground, several AHJs have approved it for installation above grade within the building where it poses a potential hazard in the event of a building fire. A characteristic it shares with plastic gas piping and the reason for this section.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Jonathan Sargeant	Director of Codes and Standards	Omegaflex	[redacted]	
Bob Torbin	Senior Director of Government Affairs	Omegaflex		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 6/24/25

Title: Director of Codes and Standards

CONTINUATION

2024 Code Section: G2418.2 Design and installation

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 50	G2418.2
IRC 2018	IRC 2018 37	G2418.2
IRC 2015	IRC 2015 30	G2418.2
IRC 2012	IRC 2012 21	G2418.2

Reason: To allow other support materials that have been used successfully for years.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

G2418.2 (407.2) Design and installation. *Piping* shall be supported with ~~metal~~ pipe hooks, ~~metal~~ pipe straps, ~~metal~~ bands, ~~metal~~ brackets, ~~metal~~ hangers or building structural components suitable for the size of *piping*, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration. *Piping* shall be anchored to prevent undue strains on connected *appliances* and shall not be supported by other *piping*. Pipe hangers and supports shall conform to the requirements of MSS SP-58 and shall be spaced in accordance with Section G2424. Supports, hangers and anchors shall be installed so as not to interfere with the free expansion and contraction of the *piping* between anchors. The components of the supporting *equipment* shall be designed and installed so that they will not be disengaged by movement of the supported *piping*.

2024 Code Section: G2418.2 Design and installation

G2418.2 (407.2) Design and installation. *Piping* shall be supported with ~~metal~~ pipe hooks, ~~metal~~ pipe straps, ~~metal~~ bands, ~~metal~~ brackets, ~~metal~~ hangers or building structural components suitable for the size of *piping*, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration. *Piping* shall be anchored to prevent undue strains on connected *appliances* and shall not be supported by other *piping*. Pipe hangers and supports shall conform to the requirements of MSS SP-58 and shall be spaced in accordance with Section G2424. Supports, hangers and anchors shall be installed so as not to interfere with the free expansion and contraction of the *piping* between anchors. The components of the supporting *equipment* shall be designed and installed so that they will not be disengaged by movement of the supported *piping*.

Reason: To allow other support materials that have been used successfully for years.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 50	G2418.2
IRC 2018	IRC 2018 37	G2418.2
IRC 2015	IRC 2015 30	G2418.2
IRC 2012	IRC 2012 21	G2418.2

Staff Comments: No changes in the 2021 IRC.

NEW MODIFICATION

2024 Code Section: **P2503.5.1 Rough plumbing**

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Reducing the required test head from 10 feet to 5 feet of water aligns with common industry practice, minimizes stress on fittings—especially in plastic piping systems—and still provides an effective, leak-detecting pressure. It ensures safety, code compliance, and practicality without compromising system integrity.

Summary of Code Study Committee Actions:

8/11/2025: Modification request was recommended for approval as submitted.

P2503.5.1 Rough plumbing. DWV systems shall be tested on completion of the rough piping installation by water, by air for piping systems other than plastic, or by a vacuum of air for plastic piping systems, without evidence of leakage. The test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed, as follows:

1. Water test. Each section shall be filled with water to a point not less than ~~10 feet (3048 mm)~~ 5 feet (1523 mm) above the highest fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.
2. Air test. The portion under test shall be maintained at a gauge pressure of 5 pounds per square inch (psi) (34 kPa) or 10 inches of mercury column (34 kPa). This pressure shall be held without introduction of additional air for a period of 15 minutes.
3. Vacuum test. The portion under test shall be evacuated of air by a vacuum-type pump to achieve a uniform gauge pressure of -5 pounds per square inch or a negative 10 inches of mercury column (-34 kPa). This pressure shall be held without the removal of additional air for a period of 15 minutes.

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
R 302.2.1	Party walls
R 310.3	Location
R 316.3	Story above grade plane
R 318.3.1	Floor elevations at the req egress doors
R 322.1	General
R 905.1.1(2)	Underlayment application
M1411.9.1	Auxiliary and secondary drain systems.
P 2503.5.1	Rough Plumbing
P 2503.6	Shower liner test
P 2705.1	General
P 2903.10.3	Fixture valves and access
E 3601.7.3	Metering Centers
E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]6

 NAHB Member Advantage program offers exclusive discounts and savings for members!

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South Carolina Department of Labor, Licensing and Regulation
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: P2503.5.1 Rough plumbing.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

P2503.5.1 Rough plumbing.

DWV systems shall be tested on completion of the rough piping installation by water, by air for piping systems other than plastic, or by a vacuum of air for plastic piping systems, without evidence of leakage. The test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed, as follows:

1. 1. Water test. Each section shall be filled with water to a point not less than ~~10~~ "5" feet (3048 mm) above the highest fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.
2. 2. Air test. The portion under test shall be maintained at a gauge pressure of 5 pounds per square inch (psi) (34 kPa) or 10 inches of mercury column (34 kPa). This pressure shall be held without introduction of additional air for a period of 15 minutes.
3. 3. Vacuum test. The portion under test shall be evacuated of air by a vacuum-type pump to achieve a uniform gauge pressure of -5 pounds per square inch or a negative 10 inches of mercury column (-34 kPa). This pressure shall be held without the removal of additional air for a period of 15 minutes.

In 200 characters or less, please briefly describe the justification for this modification request.

Reducing the required test head from 10 feet to 5 feet of water aligns with common industry practice, minimizes stress on fittings—especially in plastic piping systems—and still provides an effective, leak-detecting pressure. It ensures safety, code compliance, and practicality without compromising system integrity.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: P2503.6 Shower liner test

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 51	P2503.6
IRC 2018	IRC 2018 38	P2503.6
IRC 2015	IRC 2015 31	P2503.6
IRC 2012	IRC 2012 22	P2503.6

Reason: To allow a simple test performed under typical conditions

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

P2503.6 Shower liner test. Where shower floors and receptors are made watertight by the application of materials required by Section P2709.2, the completed liner installation shall be tested. ~~The pipe from the shower drain shall be plugged watertight for~~ ~~the test. The floor and receptor area shall be filled with potable~~ ~~water to a depth of not less than 2 inches (51 mm) measured at~~ ~~the threshold. Where a threshold of not less than 2 inches (51~~ ~~mm) in height does not exist, a temporary threshold shall be~~ ~~constructed to retain the test water in the lined floor or receptor~~ ~~area to a level not less than 2 inches (51 mm) in depth measured~~ ~~at the threshold. The water shall be retained~~ The shower liner shall be tested to the lesser of the depth of threshold or 2 inches (51 mm) and shall be operated at normal pressure for a test period of not less than 15 minutes and there shall not be evidence of leakage.

2024 Code Section: P2503.6 Shower liner test

P2503.6 Shower liner test. Where shower floors and receptors are made watertight by the application of materials required by Section P2709.2, the completed liner installation shall be tested. ~~The pipe from the shower drain shall be plugged watertight for the test. The floor and receptor area shall be filled with potable water to a depth of not less than 2 inches (51 mm) measured at the threshold. Where a threshold of not less than 2 inches (51 mm) in height does not exist, a temporary threshold shall be constructed to retain the test water in the lined floor or receptor area to a level not less than 2 inches (51 mm) in depth measured at the threshold. The water shall be retained~~ The ~~s~~hower liner shall be tested to the lesser of the depth of threshold or 2 inches (51 mm) and shall be operated at normal pressure for a test period of not less than 15 minutes and there shall not be evidence of leakage.

Reason: To allow a simple test performed under typical conditions

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 51	P2503.6
IRC 2018	IRC 2018 38	P2503.6
IRC 2015	IRC 2015 31	P2503.6
IRC 2012	IRC 2012 22	P2503.6

Staff Comments: No changes in the 2021 IRC.

CONTINUATION

2024 Code Section: P2503.6 Shower liner test

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 52	P2503.6

Reason: To allow a simple test performed under typical conditions

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

8/11/2025: New modification request was submitted and recommended for approval and this one was recommended to be disapproved for 2024 code cycle.

P2503.6 Shower liner test. Where shower floors and receptors are made watertight by the application of materials required by Section P2709.2, the completed liner installation shall be tested. The shower liner shall be tested to the lesser of the depth of threshold or 2 inches (51 mm) and shall be operated at normal pressure for a test period of not less than 15 minutes and there shall not be evidence of leakage. The shower liner test shall be performed at the final plumbing inspection.

2024 Code Section: P2503.6 Shower liner test

This modification adds to the language in IRC 2021-51.

P2503.6 Shower liner test. Where shower floors and receptors are made watertight by the application of materials required by Section P2709.2, the completed liner installation shall be tested. The shower liner shall be tested to the lesser of the depth of threshold or 2 inches (51 mm) and shall be operated at normal pressure for a test period of not less than 15 minutes and there shall not be evidence of leakage. The shower liner test shall be performed at the final plumbing inspection.

Reason: To allow a simple test performed under typical conditions

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 52	P2503.6

Staff Comments: No changes in the 2021 IRC.

NEW MODIFICATION

2024 Code Section: P2503.6 Shower liner test

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Allows scheduling flexibility and avoids delays by letting builders choose the test stage, without reducing safety or performance. Ensures compliance without disrupting construction flow.

Summary of Code Study Committee Actions:

8/11/2025: Modification request recommended for approval as submitted. Additionally, this would replace the previous modification from 2021 addressing when the test is performed.

(Language in green is from the other modification for this section)

P2503.6 Shower liner test. Where shower floors and receptors are made watertight by the application of materials required by Section P2709.2, the completed liner installation shall be tested. The shower liner shall be tested to the lesser of the depth of threshold or 2 inches (51 mm) and shall be operated at normal pressure for a test period of not less than 15 minutes and there shall not be evidence of leakage. The shower liner test shall be performed at the rough plumbing or at the final plumbing inspection at the discretion of the builder.

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
R 302.2.1	Party walls
R 310.3	Location
R 316.3	Story above grade plane
R 318.3.1	Floor elevations at the req egress doors
R 322.1	General
R 905.1.1(2)	Underlayment application
M1411.9.1	Auxiliary and secondary drain systems.
P 2503.5.1	Rough Plumbing
P 2503.6	Shower liner test
P 2705.1	General
P 2903.10.3	Fixture valves and access
E 3601.7.3	Metering Centers
E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]

 NAHB Member Advantage program offers exclusive discounts and savings for members!

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South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
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P.O. Box 11329 • Columbia • SC • 29211-1329
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llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: P2503.6 Shower liner test.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

Where shower floors and receptors are made watertight by the application of materials required by Section P2709.2, the completed liner installation shell be tested. The shower liner shall be tested to the lesser depth of threshold or 2 inches (51 mm) and shall be operated at normal pressure for a test of not less than 15 minutes and there shall not be evidence of leakage. The shower liner test shall be performed at the rough plumbing or at the final plumbing inspection at the builders discretion.

In 200 characters or less, please briefly describe the justification for this modification request.

Allows scheduling flexibility and avoids delays by letting builders choose the test stage, without reducing safety or performance. Ensures compliance without disrupting construction flow.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: P2603.2.1 Protection against physical damage

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 53	P2603.2.1

Reason: Clarification

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text shows changes from 2021 to 2024 code)

P2603.2.1 Protection against physical damage. In concealed locations, where piping, other than cast-iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1 1/4 inches (31.8 mm) from the nearest edge of the member, the pipe shall be protected by steel shield plates. ~~Such shield plates shall have a thickness of not less than 0.0575 inch (1.463 mm) (No. 16 Gage).~~ Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend not less than 2 inches (51 mm) above sole plates and below top plates. Steel shield plates shall not be secured with nails or screws, unless required by the manufacturer.

P2603.2.1.1. Shield Plates. Shield plates shall be of steel material having a thickness of not less than 0.0575 inch (1.463 mm) (No. 16 gage).

2024 Code Section: P2603.2.1 Protection against physical damage

P2603.2.1 Protection against physical damage. In concealed locations, where piping, other than cast-iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1 1/4 inches (31.8 mm) from the nearest edge of the member, the pipe shall be protected by steel shield plates. ~~Such shield plates shall have a thickness of not less than 0.0575 inch (1.463 mm) (No. 16 Gage).~~ Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend not less than 2 inches (51 mm) above sole plates and below top plates. Steel shield plates shall not be secured with nails or screws, unless required by the manufacturer.

P2603.2.1.1. Shield Plates. Shield plates shall be of steel material having a thickness of not less than 0.0575 inch (1.463 mm) (No. 16 gage).

Reason: Clarification

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 53	P2603.2.1

Staff Comments: Changes made in the 2021 IRC are noted in red. The sentence in Section P2603.2.1 was moved to subsection P2603.2.1.1. No apparent substantive changes.

CONTINUATION

2024 Code Section: P2603.5 Freezing

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 54	P2603.5
IRC 2018	IRC 2018 39	P2603.5
IRC 2015	IRC 2015 32	P2603.5

Reason: Unusually restrictive

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

P2603.5 Freezing. In localities having a winter design temperature of 32°F (0°C) or lower as shown in **Table R301.2** of this code, a water~~, soil or waste~~ pipe shall not be installed outside of a building, in exterior walls, in *attics* or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line.

2024 Code Section: P2603.5 Freezing

P2603.5 Freezing. In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2 of this code, a water~~, soil or waste~~ pipe shall not be installed outside of a building, in exterior walls, in *attics* or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line.

Reason: Unusually restrictive

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 54	P2603.5
IRC 2018	IRC 2018 39	P2603.5
IRC 2015	IRC 2015 32	P2603.5

Staff Comments: No changes in the 2024 IRC.

CONTINUATION

2024 Code Section: P2603.5 Freezing

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 55	P2603.5

Reason: Unusually restrictive

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(This modification adds to the approved language from the other modification – in green)

P2603.5 Freezing. In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2 of this code, a water pipe shall not be installed outside of a building, in exterior walls, in *attics* or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line.

Exception: Water pipes that are installed on the warm in winter side of the building envelope, i.e., above the insulation line in a floor system or below the insulation line in an attic, do not need additional pipe insulation.

2024 Code Section: P2603.5 Freezing

This modification adds to the language in IRC 2021-54.

P2603.5 Freezing. In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2 of this code, a water pipe shall not be installed outside of a building, in exterior walls, in *attics* or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line.

Exception: Water pipes that are installed on the warm in winter side of the building envelope, i.e., above the insulation line in a floor system or below the insulation line in an attic, do not need additional pipe insulation.

Reason: Unusually restrictive

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 55	P2603.5

Staff Comments: No changes in the 2024 IRC.

CONTINUATION

2024 Code Section: P2705.1 General

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 56	P2705.1

Reason: It has been decided that sealing a toilet/bidet to the floor would prevent witness to possible seal leaks that may go undetected.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

P2705.1 General. The installation of fixtures shall conform to the following:

1. Floor-outlet or floor-mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts and similar fasteners of copper, copper alloy or other corrosion-resistant material.
2. Wall-hung fixtures shall be rigidly supported so that strain is not transmitted to the plumbing system.
3. Where fixtures come in contact with walls and floors, the contact area shall be watertight.
   Exception: Water closets and/or bidets shall not be required to be caulked to flooring surface.
4. Plumbing fixtures shall be usable.
5. Water closets, lavatories and bidets. A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closer than ~~30 inches (762 mm)~~ 27 inches center-to-center between adjacent fixtures. There shall be a clearance of not less than 21 inches (533 mm) in front of a water closet, lavatory or bidet to any wall, fixture or door.
6. The location of piping, fixtures or equipment shall not interfere with the operation of windows or doors.
7. In flood hazard areas as established by **Table R301.2**, plumbing fixtures shall be located or installed in accordance with **Section R306.1.6**.
8. Integral fixture-fitting mounting surfaces on manufactured plumbing fixtures or plumbing fixtures constructed on site, shall meet the design requirements of **ASME A112.19.2/CSA B45.1** or **ASME A112.19.3/CSA B45.4**.

2024 Code Section: P2705.1(3) General

This modification adds to the language in IRC 2021-14 in (5).

P2705.1 General. The installation of fixtures shall conform to the following:

1. Floor-outlet or floor-mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts and similar fasteners of copper, copper alloy or other corrosion-resistant material.
2. Wall-hung fixtures shall be rigidly supported so that strain is not transmitted to the plumbing system.
3. Where fixtures come in contact with walls and floors, the contact area shall be watertight. Exception: Water closets and/or bidets shall not be required to be caulked to flooring surface.
4. Plumbing fixtures shall be usable.
5. Water closets, lavatories and bidets. A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closer than 30 inches (762 mm) 27 inches center-to-center between adjacent fixtures. There shall be a clearance of not less than 21 inches (533 mm) in front of a water closet, lavatory or bidet to any wall, fixture or door.
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7. In flood hazard areas as established by Table R301.2, plumbing fixtures shall be located or installed in accordance with Section R306.1.6.
8. Integral fixture-fitting mounting surfaces on manufactured plumbing fixtures or plumbing fixtures constructed on site, shall meet the design requirements of ASME A112.19.2/CSA B45.1 or ASME A112.19.3/CSA B45.4.

Reason: It has been decided that sealing a toilet/bidet to the floor would prevent witness to possible seal leaks that may go undetected.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 56	P2705.1(3)

Staff Comments: Changes made in the 2024 IRC are noted in red. An imbedded section number was changed under item 7.

NEW MODIFICATION

2024 Code Section: P2705.1 General

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: The added exception allows greater design flexibility in tight spaces by permitting toilets and bidets to be placed 12" from a shower or tub edge—areas where obstruction and access issues are minimal. This helps optimize bathroom layouts in smaller homes without compromising functionality or safety. Removing the lavatory from the spacing requirement in this context avoids unnecessary restrictions. Lavatories are often placed adjacent to tubs or showers without access or usability issues, and the standard clearance in front still ensures user comfort and code compliance.

Summary of Code Study Committee Actions:

8/11/2025: Modification request recommended for approval as submitted.

(This modification adds to the approved language from the other modification – in green)

P2705.1 General. The installation of fixtures shall conform to the following:

1. Floor-outlet or floor-mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts and similar fasteners of copper, copper alloy or other corrosion-resistant material.
2. Wall-hung fixtures shall be rigidly supported so that strain is not transmitted to the plumbing system.
3. Where fixtures come in contact with walls and floors, the contact area shall be watertight.
   Exception: Water closets and/or bidets shall not be required to be caulked to flooring surface.
4. Plumbing fixtures shall be usable.
5. Water closets, lavatories and bidets. A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closer than ~~30 inches (762 mm)~~ 27 inches center-to-center between adjacent fixtures. There shall be a clearance of not less than 21 inches (533 mm) in front of a water closet, lavatory or bidet to any wall, fixture or door.
   Exception: toilets and bidets may have spaced 12” from its center to the edge of a shower or tub.
6. The location of piping, fixtures or equipment shall not interfere with the operation of windows or doors.
7. In flood hazard areas as established by **Table R301.2**, plumbing fixtures shall be located or installed in accordance with **Section R306.1.6**.
8. Integral fixture-fitting mounting surfaces on manufactured plumbing fixtures or plumbing fixtures constructed on site, shall meet the design requirements of **ASME A112.19.2/CSA B45.1** or **ASME A112.19.3/CSA B45.4**.

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

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Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

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R 318.3.1	Floor elevations at the req egress doors
R 322.1	General
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M1411.9.1	Auxiliary and secondary drain systems.
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E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
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E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
sociation of South Carolina
[redacted]

[redacted]

 NAHB Member Advantage program offers exclusive discounts and savings for members!

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South Carolina Department of Labor, Licensing and Regulation
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

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- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: P2705.1 General.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

P2705.1 General.

The installation of fixtures shall conform to the following:

P2705.1 General.

The installation of fixtures shall conform to the following:

1. Floor-outlet or floor-mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts and similar fasteners of copper, copper alloy or other corrosion-resistant material.

2. Wall-hung fixtures shall be rigidly supported so that strain is not transmitted to the plumbing system.

3. Where fixtures come in contact with walls and floors, the contact area shall be watertight.

4. Plumbing fixtures shall be usable.

5. Water closets, ~~lavatories~~ and bidets. A water closet, ~~lavatory~~ or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closer than 30 inches (762 mm) center-to-center between adjacent fixtures. There shall be a clearance of not less than 21 inches (533 mm) in front of a water closet, lavatory or bidet to any wall, fixture or door.

"1. Exception: toilets and bidets may be spaced 12" from its center to the edge of a shower or tub."

6. The location of piping, fixtures or equipment shall not interfere with the operation of windows or doors.

7. In flood hazard areas as established by Table R301.2, plumbing fixtures shall be located or installed in accordance with Section R306.1.6.

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In 200 characters or less, please briefly describe the justification for this modification request.

The added exception allows greater design flexibility in tight spaces by permitting toilets and bidets to be placed 12" from a shower or tub edge—areas where obstruction and access issues are minimal. This helps optimize bathroom layouts in smaller homes without compromising functionality or safety. Removing the lavatory from the spacing requirement in this context avoids unnecessary restrictions. Lavatories are often placed adjacent to tubs or showers without access or usability issues, and the standard clearance in front still ensures user comfort and code compliance.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: P2708.4 Shower control valves

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 57	P2708.4

Reason: Unenforceable and ambiguous

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

P2708.4 Shower control valves. Individual shower and tub/shower combination valves shall be balanced-pressure, thermostatic or combination balanced-pressure/thermostatic valves that conform to the requirements of ASSE 1016/ASME 112.1016/CSA B125.16 or ASME A112.18.1/CSA B125.1. ~~Shower control valves shall be rated for the flow rate of the installed shower head. Such valves shall be installed at the point of use.~~ Shower and tub/shower combination valves required by this section shall be equipped with a means to limit the maximum setting of the valve to 120°F (49°C), which shall be field adjusted in accordance with the manufacturer's instructions to provide water at a temperature not to exceed 120ºF (49°C). In-line thermostatic valves shall not be utilized for compliance with this section.

2024 Code Section: P2708.4 Shower control valves

P2708.4 Shower control valves. Individual shower and tub/shower combination valves shall be balanced-pressure, thermostatic or combination balanced-pressure/thermostatic valves that conform to the requirements of ASSE 1016/ASME 112.1016/CSA B125.16 or ASME A112.18.1/CSA B125.1. ~~Shower control valves shall be rated for the flow rate of the installed shower head. Such valves shall be installed at the point of use.~~ Shower and tub/shower combination valves required by this section shall be equipped with a means to limit the maximum setting of the valve to 120°F (49°C), which shall be field adjusted in accordance with the manufacturer's instructions to provide water at a temperature not to exceed 120ºF (49°C). In-line thermostatic valves shall not be utilized for compliance with this section.

Reason: Unenforceable and ambiguous

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 57	P2708.4

Staff Comments: No changes in the 2024 IRC.

CONTINUATION

2024 Code Section: P2713.3 Bathtub and whirlpool bathtub valves

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 58	P2713.3

Reason: New language is unenforceable and ambiguous. Reverts language back to 2018 IRC.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

P2713.3 Bathtub and whirlpool bathtub valves. ~~Bathtubs and whirlpool bathtub valves shall have or be supplied by a water-temperature-limiting device that conforms to **ASSE 1070/ASME A112.1070/CSA B125.70**, except where such valves are combination tub/shower valves in accordance with **Section P2708.4**. The water-temperature-limiting device required by this section shall be equipped with a means to limit the maximum setting of the device to 120ºF (49ºC), and, where adjustable, shall be field adjusted in accordance with the manufacturer's instructions to provide hot water at a temperature not to exceed 120ºF (49ºC). Access shall be provided to water-temperature-limiting devices that conform to **ASSE 1070/ASME A112.1070/CSA B125.70**.~~

> ~~**Exception:** Access is not required for nonadjustable water-temperature-limiting devices that conform to **ASSE 1070/ASME A112.1070/CSA B125.70** and are integral with a fixture fitting, provided that the fixture fitting itself can be accessed for replacement.~~

Hot water supplied to bathtubs and whirlpool bathtubs shall be limited to a temperature of not greater than 120ºF (49ºC) by a water-temperature limiting device that conforms to **ASSE 1070/ASME A112.1070/CSA B125.70** or **CSA B125.3**, except where such protection is otherwise provided by a combination tub/shower valve in accordance with **Section P2708.4**.

2024 Code Section: P2713.3 Bathtub and whirlpool bathtub valves

P2713.3 Bathtub and whirlpool bathtub valves. ~~Bathtubs and whirlpool bathtub valves shall have or be supplied by a water-temperature-limiting device that conforms to ASSE 1070/ASME A112.1070/CSA B125.70, except where such valves are combination tub/shower valves in accordance with Section P2708.4. The water-temperature-limiting device required by this section shall be equipped with a means to limit the maximum setting of the device to 120ºF (49ºC), and, where adjustable, shall be field adjusted in accordance with the manufacturer's instructions to provide hot water at a temperature not to exceed 120ºF (49ºC). Access shall be provided to water-temperature-limiting devices that conform to ASSE 1070/ASME A112.1070/CSA B125.70.~~

~~**Exception:** Access is not required for nonadjustable water-temperature-limiting devices that conform to ASSE 1070/ASME A112.1070/CSA B125.70 and are integral with a fixture fitting, provided that the fixture fitting itself can be accessed for replacement~~.

Hot water supplied to bathtubs and whirlpool bathtubs shall be limited to a temperature of not greater than 120ºF (49ºC) by a water-temperature limiting device that conforms to ASSE 1070/ASME A112.1070/CSA B125.70 or CSA B125.3, except where such protection is otherwise provided by a combination tub/shower valve in accordance with Section P2708.4.

Reason: New language is unenforceable and ambiguous. Reverts language back to 2018 IRC.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 58	P2713.3

Staff Comments: No changes in the 2024 IRC.

NEW MODIFICATION

2024 Code Section: **P2903.10.3 Fixture valves and access**

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Through-wall faucets often have limited access and are typically connected to a common supply with an interior shutoff valve. Requiring individual shutoff valves at each through-wall fixture is impractical and may require invasive wall modifications. Adding this exception aligns with standard installation practices and maintains accessibility without unnecessary disruption or cost.

Summary of Code Study Committee Actions:

8/11/2025: Modification request recommended for approval as submitted.

P2903.10.3 Fixture valves and access. Shutoff valves shall be required on each fixture supply pipe to each plumbing *appliance* and to each plumbing fixture other than through wall faucets bathtubs and showers. Valves serving individual plumbing fixtures, *plumbing appliances,* risers and branches shall be accessible.

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
R 302.2.1	Party walls
R 310.3	Location
R 316.3	Story above grade plane
R 318.3.1	Floor elevations at the req egress doors
R 322.1	General
R 905.1.1(2)	Underlayment application
M1411.9.1	Auxiliary and secondary drain systems.
P 2503.5.1	Rough Plumbing
P 2503.6	Shower liner test
P 2705.1	General
P 2903.10.3	Fixture valves and access
E 3601.7.3	Metering Centers
E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]

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llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
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- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: P2903.10.3 Fixture valves and access.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

P2903.10.3 Fixture valves and access

Shutoff valves shall be required on each fixture supply pipe to each plumbing appliance and to each plumbing fixture other than through wall faucets, bathtubs and showers. Valves serving individual plumbing fixtures, plumbing appliances, risers and branches shall be accessible.

In 200 characters or less, please briefly describe the justification for this modification request.

Through-wall faucets often have limited access and are typically connected to a common supply with an interior shutoff valve. Requiring individual shutoff valves at each through-wall fixture is impractical and may require invasive wall modifications. Adding this exception aligns with standard installation practices and maintains accessibility without unnecessary disruption or cost.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	[redacted]
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: P2903.11 Hose bibb

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 60	P2903.10
IRC 2018	IRC 2018 40	P2903.10
IRC 2015	IRC 2015 33	P2903.10

Reason: Unusually restrictive

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(Section deleted without substitution)

~~**P2903.11 Hose bibb.** Hose bibbs subject to freezing, including the "frostproof" type, shall be equipped with an accessible stop and waste type valve inside the building so that they can be controlled and drained during cold periods~~.

~~**Exception:** Frostproof hose bibbs installed such that the stem extends through the building insulation into an open heated or *semiconditioned space* need not be separately valved (see **Figure P2903.11**~~).

(Figure also deleted with section)

2024 Code Section: P~~2903.10~~ 2903.11 Hose bibb

Section deleted without substitution.

~~**P2903.11 Hose bibb.** Hose bibbs subject to freezing, including the "frostproof" type, shall be equipped with an accessible stop-and-waste-type valve inside the building so that they can be controlled and drained during cold periods~~.

~~**Exception:** Frostproof hose bibbs installed such that the stem extends through the building insulation into an open heated or *semiconditioned space* need not be separately valved (see Figure P2903.11)~~.

Reason: Unusually restrictive

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 60	P2903.10
IRC 2018	IRC 2018 40	P2903.10
IRC 2015	IRC 2015 33	P2903.10

Staff Comments: Changes made in the 2024 IRC are noted in red. The section number, as well as an imbedded Figure number, were changed.

CONTINUATION

2024 Code Section: P2904.2.4.2.1 Additional requirements for pendant sprinklers

Proponent: South Carolina Master Plumbers Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 62	P2904.2.4.2.1

Reason: To reconcile SC IRC P2904.2.4.2.1 to agree with NFPA 13D 8.2.5.1.4 that is considered to be equal to SC IRC P2904. NFPA 13D-2016, 8.2.5.1.4: Where area of the fan blades encompass more than 50% of the area of the plan view, the sprinkler shall be installed in accordance with 8.2.5.3. Cost analysis for this modification: the cost of the residential sprinkler protection in the affected fan areas are reduced by as much as 50% with no reduction in the effectiveness of the fire sprinkler performance.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

P2904.2.4.2.1 Additional requirements for pendent sprinklers. Pendent sprinklers within 3 feet (915 mm) of the center of a ceiling fan, surface mounted ceiling luminaire or similar object shall be considered to be obstructed, and additional sprinklers shall be installed.

> **Exception:** Pendant sprinklers within 3 feet (915 mm) of the center of a ceiling fan shall not be considered to be obstructed if the total area of the fan blades do not exceed more than 50 percent of the plan area view.

2024 Code Section: P2904.2.4.2.1 Additional requirements for pendant sprinklers.

P2904.2.4.2.1 Additional requirements for pendent sprinklers. Pendent sprinklers within 3 feet (915 mm) of the center of a ceiling fan, surface mounted ceiling luminaire or similar object shall be considered to be obstructed, and additional sprinklers shall be installed.

> **Exception:** Pendant sprinklers within 3 feet (915 mm) of the center of a ceiling fan shall not be considered to be obstructed if the total area of the fan blades do not exceed more than 50 percent of the plan area view.

Reason: To reconcile SC IRC P2904.2.4.2.1 to agree with NFPA 13D 8.2.5.1.4 that is considered to be equal to SC IRC P2904.

NFPA 13D-2016, 8.2.5.1.4: Where area of the fan blades encompass more than 50% of the area of the plan view, the sprinkler shall be installed in accordance with 8.2.5.3.

Cost analysis for this modification: the cost of the residential sprinkler protection in the affected fan areas are reduced by as much as 50% with no reduction in the effectiveness of the fire sprinkler performance.

Proponent: South Carolina Master Plumbers Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 62	P2904.2.4.2.1

Staff Comments: No changes in the 2024 IRC.

NEW MODIFICATION

2024 Code Section: E3601.7.3 Metering centers

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Remove the word separate when referencing meter centers with two to six disconnecting means. Requiring separate compartments for disconnecting means when these means of disconnect are grouped together limits types of metering allowed in residential dwellings supplied by 400amp services as well as types of meter centers allowed to be installed on residential single family town home construction. In these situations, requiring separate compartments significantly increases cost of new home construction.

Summary of Code Study Committee Actions:

8/11/2025: Modification request recommended for approval with addition of added language to NEC 230.71(A).

(Language in red was added to 2024 IRC)

E3601.7.3 Metering centers. A service with two to six disconnecting means in ~~separate~~ compartments of a metering center or a metering center with a main service disconnecting means shall be permitted. [230.71 (B), 230.72 (A)]

Exception: Disconnecting means installed as part of *listed* equipment and used solely for the following shall not be considered a service disconnecting means:

1. Power monitoring equipment.
2. Surge-protective device(s).
3. Power-operable service disconnecting means. [230.71 (A)]

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

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- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted] Columbia SC 29201
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: E3601.7.3 Metering Centers.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

E3601.7.3 Metering centers.

A service with two to six disconnecting means in ~~separate~~ compartments of a metering center or a metering center with a main service disconnecting means shall be permitted. [230.71 (B), 230.72 (A)]

Exception: Disconnecting means installed as part of *listed* equipment and used solely for the following shall not be considered a service disconnecting means:

1. 1.Power monitoring equipment.
2. 2.Surge-protective device(s).
3. 3.Power-operable service disconnecting means. [230.71 (A)]

In 200 characters or less, please briefly describe the justification for this modification request.

Remove the word separate when referencing meter centers with two to six disconnecting means. Requiring separate compartments for disconnecting means when these means of disconnect are grouped together limits types of metering allowed in residential dwellings supplied by 400amp services as well as types of meter centers allowed to be installed on residential single family town home construction. In these situations, requiring separate compartments significantly increases cost of new home construction.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	[redacted]
Andy Barber	Chairman, Building Codes Committee	HBA of SC	[redacted]	[redacted]

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: E3606.5 Surge protection

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 66	P2904.2.4.2.1

Reason: Delete the entire section as the requirement does not cover low voltage systems, and cannot provide complete coverage from surges outside of the incoming service line. This language would also foster an unreasonable and unenforceable implied warranty. The additional costs do not justify any potential benefits.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(text in red was added to 2024 IRC)

(Section is deleted without substitution)

~~**E3606.5 Surge protection.** All services supplying one- and two-family dwelling units shall be provided with a surge protective device (SPD) installed in accordance with Sections E3606.5.1 through E3606.5.3.~~

~~**E3606.5.1 Location.** The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto.~~

~~**Exception:** The SPD shall not be required to be located in the service equipment if located at each next-level distribution equipment downstream toward the load.~~

~~**E3606.5.2 Type.** The SPD shall be a Type 1 or Type 2 SPD.~~

~~**E3606.5.3 Replacement.** Where service equipment is replaced, all of the requirements of this section shall apply. [230.67]~~

~~**E3606.5.4 Ratings.** SPDs shall have a nominal discharge current rating (In) of not less than 10 kA. [230.67]~~

2024 Code Section: E3606.5 Surge protection.

Section is deleted without substitution.

~~**E3606.5 Surge protection.** All services supplying one- and two-family dwelling units shall be provided with a surgeprotective device (SPD) installed in accordance with Sections E3606.5.1 through E3606.5.3.~~

~~**E3606.5.1 Location.** The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto.~~

~~**Exception:** The SPD shall not be required to be located in the service equipment if located at each next-level distribution equipment downstream toward the load.~~

~~**E3606.5.2 Type.** The SPD shall be a Type 1 or Type 2 SPD.~~

~~**E3606.5.3 Replacement.** Where service equipment is replaced, all of the requirements of this section shall apply. [230.67]~~

~~**E3606.5.4 Ratings.** SPDs shall have a nominal discharge current rating (In) of not less than 10 kA. [230.67]~~

Reason: Delete the entire section as the requirement does not cover low voltage systems, and cannot provide complete coverage from surges outside of the incoming service line. This language would also foster an unreasonable and unenforceable implied warranty. The additional costs do not justify any potential benefits.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 66	P2904.2.4.2.1

Staff Comments: Changes made in the 2024 IRC are noted in red. Sections E3606.5 through E3606.5.3 were deleted by prior modification, but a new subsection, E3606.5.4 Ratings, was added to the 2024 IRC.

NEW MODIFICATION

2024 Code Section: E3606.5 Surge protection

Proponent: NEMA

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This request recommends the sunset of the removal of SPD protection in the previous electrical amendments of the South Carolina Electrical Code. The intent is the adoption of this section of the 2024 IRC with no modification to the existing language.

Summary of Code Study Committee Actions:

8/11/2025: Modification request was recommended for disapproval to the Council. Current modification removing section without substitution to remain.

E3606.5 Surge protection. All services supplying one- and two-family dwelling units shall be provided with a surge protective device (SPD) installed in accordance with Sections E3606.5.1 through E3606.5.3.

E3606.5.1 Location. The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto.

Exception: The SPD shall not be required to be located in the service equipment if located at each next-level distribution equipment downstream toward the load.

E3606.5.2 Type. The SPD shall be a Type 1 or Type 2 SPD.

E3606.5.3 Replacement. Where service equipment is replaced, all of the requirements of this section shall apply. [230.67]

E3606.5.4 Ratings. SPDs shall have a nominal discharge current rating (In) of not less than 10 kA. [230.67]

[redacted]

July 15, 2025

To: South Carolina Building Codes Council

Cc: Maggie Smith, Board Executive

Teressa Martin, Administrative Coordinator

Reason: NEMA Authorization Letter

The National Electrical Manufacturers Association hereby authorizes Mr. Joesph Wages, Southern Region Technical Field Representative, to present proposed amendments to the 2024 South Carolina Building Code. The proposed amendments submitted by Mr. Wages have the support of a majority of the members of the NEMA Codes and Standards Committee that governs NEMA's state code development activity.

NEMA greatly appreciates the opportunity to participate and contribute the 2024 South Carolina Building Code update process.

Respectfully Submitted,

[redacted]

Bryan Holland, MCP, CSP.
Managing Director, Technical Field Representatives
National Electrical Manufacturers Association (NEMA)
Phone: [redacted]
Email: [redacted]

South Carolina Department of Labor, Licensing and Regulation
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- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: NEMA

Address: [redacted] Arlington, VA 22209
(Street) (City) (State) (Zip)

Name: Joseph Wages Jr. Title/Position: NEMA Southern Technical Field I

Phone No.: [redacted] Email Address [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: E3606.5 through E3606.5.3.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

E3606.5 Surge protection. All services supplying one- and two-family dwelling units shall be provided with a surge protective device (SPD) installed in accordance with Sections E3606.5.1 through E3606.5.3.

E3606.5.1 Location. The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto.
Exception: The SPD shall not be required to be located in the service equipment if located at each next-level distribution equipment downstream toward the load.

E3606.5.2 Type. The SPD shall be a Type 1 or Type 2 SPD.

E3606.5.3 Replacement. Where service equipment is replaced, all of the requirements of this section shall apply. [230.67]

E3606.5 Surge protection. All services supplying one- and two-family dwelling units shall be provided with a surge protective device (SPD) installed in accordance with Sections E3606.5.1 through E3606.5.3.

E3606.5.1 Location. The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto.

Exception: The SPD shall not be required to be located in the service equipment if located at each next-level distribution equipment downstream toward the load.

E3606.5.2 Type. The SPD shall be a Type 1 or Type 2 SPD.

E3606.5.3 Replacement. Where service equipment is replaced, all of the requirements of this section shall apply. [230.67]

E3606.5.4 Ratings. SPDs shall have a nominal discharge current rating (In) of not less than 10 kA. [230.67]

In 200 characters or less, please briefly describe the justification for this modification request.

This request recommends the sunset of the removal of SPD protection in the previous electrical amendments of the South Carolina Electrical Code. The intent is the adoption of this section of the 2024 IRC with no modification to the existing language.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Don Iverson	Codes and Standards	Schnieder Electric	[redacted]	
Gerry O'Conner	Codes and Standards	Eaton Corporation		
Steve Chutka	Codes and Standards	Siemens Corporation		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 07-15-2025

Title: NEMA Southern Technical Field Representative

South Carolina Statewide Code Modification Substantiation

	The requirement for surge protection for the dwelling service is accomplished by a permanently installed device located ahead of, or on the load side of, the service disconnect overcurrent device. An SPD is available as a plug-on or bolt-on device that fits on panelboard busbars in place of a circuit breaker. Such devices connect to each ungrounded leg of the service and have a pigtail that connects to the grounded conductor busbar. The devices are protecting against voltage surges that occur line-to-line and line-to-neutral. An SPD might be installed in a knockout on a service enclosure or as an integral part of service equipment, or it might be installed as a plug-on device in a distribution panelboard. Some manufacturers offer SPD that install in the same manner as a branch circuit breaker in a panelboard. The SPD instructions might require/suggest that the device be installed in a specific location in a panelboard, such as in the first breaker position. The exception suggests that the SPD need not be installed in the service equipment if it is installed in each distribution panel supplied by the service.
E3606.5 (2024 IRC)	This section requires that all dwelling electrical services be protected by a surge protection device (SPD). Note that this section does not recognize point of utilization devices such as relocatable power taps (power strips). The required protection required at E3606.5 would be considered as whole-house protection. In today's dwellings, there are many electronic devices that can be damaged by voltage surges, and many of those devices are for occupant safety. Such devices protect appliances, electronic equipment, alarm systems, smoke and CO alarms, GFCI and AFCI devices, fixtures and plug loads from voltage surges (transients) that can be introduced from the utility supply or from other sources. Such spikes are caused by lightning strikes, utility equipment faults, rapid changes in loads on the grid and grid switching operations among other possible causes. Sources of voltage surges can also originate within a dwelling such as from

	cycling of large motor loads, static electricity, and magnetic coupling. The requirement for surge protection for the dwelling service is accomplished by a permanently installed device located ahead of, or on the load side of, the service disconnect overcurrent device. An SPD is available as a plug-on or bolt-on device that fits on panelboard busbars in place of a circuit breaker. Such devices connect to each ungrounded leg of the service and have a pigtail that connects to the grounded conductor busbar. The devices are protecting against voltage surges that occur line-to-line and line-to-neutral. An SPD might be installed in a knockout on a service enclosure or as an integral part of service equipment, or it might be installed as a plug-on device in a distribution panelboard. Some manufacturers offer SPD that install in the same manner as a branch circuit breaker in a panelboard. The SPD instructions might require/suggest that the device be installed in a specific location in a panelboard, such as in the first breaker position. The exception suggests that the SPD need not be installed in the service equipment if it is installed in each distribution panel supplied by the service.
E3902.21 (2024 IRC)	This section requires that AFCIs be installed to protect 15- and 20-ampere 120-volt branch circuits that supply outlets installed in the listed dwelling unit rooms. AFCIs combine a standard circuit breaker with electronic circuitry that can detect the characteristics of hazardous arcing in an AC circuit. An arc will produce some unique characteristics including high frequency noise, voltage spikes on the waveform and fluctuating arcing current lower than normal current. These and other factors are analyzed by the AFCI to determine whether an arc is present and whether it is an arc that should be interrupted. The AFCI device is designed to ignore normal arcing, such as when switches open and close and when plugs are inserted or removed from receptacles.

NEW MODIFICATION

2024 Code Section:

E3702.2 Branch-circuit ampere rating

E3702.3 Ten-ampere branch circuits

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: 10amp branch circuits for limited branch circuit loads will lead to post inspection code violations. Homeowners who are not aware that they have a 10amp branch circuit supplying power to a lighting load may add outlets to that branch circuit and therefore violate code. While adding the ability to use 10amp over current protection on branch circuits for a limited basis, minimum size AWG circuit conductors from Table E3702.15 (1) and E3702.15(2) is equal to 15 amp over current protection, therefore leading to additional opportunists for confusion and code violation.

Summary of Code Study Committee Actions:

8/11/2025: Modification request recommended for approval with addition of striking "10" from Section E3702.2 as well.

(Language in red was added to 2024 IRC, which is the language modification request seeks to remove)

E3702.2 Branch-circuit ampere rating. Branch circuits shall be rated in accordance with the maximum allowable ampere rating or setting of the overcurrent protection device. The rating for other than individual branch circuits shall be ~~10,~~ 15, 20, 30, 40 and 50 amperes. Where conductors of higher ampacity are used, the ampere rating or setting of the specified over-current device shall determine the circuit rating. (210.18)

~~**E3702.3 Ten-ampere branch circuits.** A 10-ampere branch circuit shall comply with the following:~~

~~1. A 10-ampere branch circuit shall be permitted to supply one or more of the following: lighting outlets, *dwelling unit* exhaust fans on bathroom or laundry room lighting circuits, and a gas fireplace unit supplied by an individual branch circuit.~~

~~2. A 10-ampere branch circuit shall not supply receptacle outlets, fixed appliances except as permitted for individual branch circuits, garage door openers and laundry equipment. [210.23(A)(1) and (2)]~~

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
R 302.2.1	Party walls
R 310.3	Location
R 316.3	Story above grade plane
R 318.3.1	Floor elevations at the req egress doors
R 322.1	General
R 905.1.1(2)	Underlayment application
M1411.9.1	Auxiliary and secondary drain systems.
P 2503.5.1	Rough Plumbing
P 2503.6	Shower liner test
P 2705.1	General
P 2903.10.3	Fixture valves and access
E 3601.7.3	Metering Centers
E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
625 Taylor Street, Suite A
Columbia, SC 29201
(803) 771-7408

[redacted]

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South Carolina Building Codes Council
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llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted] Columbia SC 29201
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: E3702.3 Ten-ampere branch circuits.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

~~E3702.3 Ten-ampere branch circuits.~~

~~A 10-ampere branch circuit shall comply with the following:~~

1. ~~1.A 10-ampere branch circuit shall be permitted to supply one or more of the following: lighting outlets, dwelling unit exhaust fans on bathroom or laundry room lighting circuits, and a gas fireplace unit supplied by an individual branch circuit.~~
2. ~~2.A 10-ampere branch circuit shall not supply receptacle outlets, fixed appliances except as permitted for individual branch circuits, garage door openers and laundry equipment. [210.23(A)(1) and (2)]~~

In 200 characters or less, please briefly describe the justification for this modification request.

10amp branch circuits for limited branch circuit loads will lead to post inspection code violations. Homeowners who are not aware that they have a 10amp branch circuit supplying power to a lighting load may add outlets to that branch circuit and therefore violate code. While adding the ability to use 10amp over current protection on branch circuits for a limited basis, minimum size AWG circuit conductors from Table E3702.15 (1) and E3702.15(2) is equal to 15 amp over current protection, therefore leading to additional opportunists for confusion and code violation.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	[redacted]
Andy Barber	Chairman, Building Codes Committee	HBA of SC	[redacted]	[redacted]

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: E3802.4 In unfinished basements

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 67	E3802.4
IRC 2018	IRC 2018 42	E3802.4
IRC 2015	IRC 2015 35	E3802.4

Reason: Unusually restrictive

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(text in red was added to 2024 IRC)

E3802.4 In unfinished basements ~~and crawl spaces~~. Where Type NM or SE cable is run at angles with joists in unfinished basement~~s and crawl space~~s, cable assemblies containing two or more conductors of sizes 6 AWG and larger and assemblies containing three or more conductors of sizes 8 AWG and larger shall not require additional protection where attached directly to the bottom of the joists. Smaller cables shall be run either through bored holes in joists or on running boards. Type NM or SE cable installed on the wall of an unfinished basement shall be permitted to be installed in a *listed* conduit or tubing or shall be protected in accordance with **Table E3802.1**. Conduit or tubing shall be provided with a ~~suitable insulating~~ bushing or adapter that provides protection from abrasion at the point where the cable enters and exits the raceway. The sheath of the Type NM or SE cable shall extend through the conduit or tubing and into the outlet, ~~or~~ device or junction box not less than 1/4 inch (6.4 mm). The cable shall be secured within 12 inches (305 mm) of the point where the cable enters the conduit or tubing. Metal conduit, tubing, and metal outlet boxes shall be connected to an equipment grounding conductor complying with **Section E3908.14**. [334.15(C)]

2024 Code Section: E3802.4 In unfinished basements

E3802.4 In unfinished basements ~~and crawl spaces~~. Where Type NM or SE cable is run at angles with joists in unfinished basement~~s and crawl space~~s, cable assemblies containing two or more conductors of sizes 6 AWG and larger and assemblies containing three or more conductors of sizes 8 AWG and larger shall not require additional protection where attached directly to the bottom of the joists. Smaller cables shall be run either through bored holes in joists or on running boards. Type NM or SE cable installed on the wall of an unfinished basement shall be permitted to be installed in a *listed* conduit or tubing or shall be protected in accordance with Table E3802.1. Conduit or tubing shall be provided with a suitable insulating bushing or adapter that provides protection from abrasion at the point where the cable enters and exits the raceway. The sheather of the Type NM or SE cable shall extend through the conduit or tubing and into the outlet, device or junction box not less than 1/4 inch (6.4 mm). The cable shall be secured within 12 inches (305 mm) of the point where the cable enters the conduit or tubing. Metal conduit, tubing, and metal outlet boxes shall be connected to an equipment grounding conductor complying with Section E3908.14. [334.15(C)]

Reason: Unusually restrictive

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 67	E3802.4
IRC 2018	IRC 2018 42	E3802.4
IRC 2015	IRC 2015 35	E3802.4

Staff Comments: Changes made to the language in the 2024 IRC are noted in red.

CONTINUATION

2024 Code Section: E3901.4.2 Island and peninsular countertops and work surfaces

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 69	E3901.4.2
IRC 2018	IRC 2018 43	E3901.4.3

Reason: The requirement for peninsular countertops of 24 inches (610 mm) is too restrictive, as corded appliances would be within 48 inches of the connecting wall and outlet. The 2015 IRC noted the countertop was to be measured from the connecting edge and was drawn (Figure 3901.4) as such. The 2018 IRC changed the language, however did not change the drawing. The language should be changed to that of the 2015 IRC to follow Figure 3901.4. The picture below should be used as a guide for an approved peninsular countertop space and positioning of outlets.

Summary of Code Study Committee Actions:

5/20/2025: Continuation was tabled to allow time for the HBA to submit an updated request.

8/11/2025: Continuation was recommended for disapproval and a new modification request for this section was approve.

E3901.4.2 Island and peninsular countertops and work ~~spaces~~ surfaces. Receptacle outlets ~~shall be~~, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with ~~the following: [210.52(C)(2)]~~ Section E3901.4.3. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.

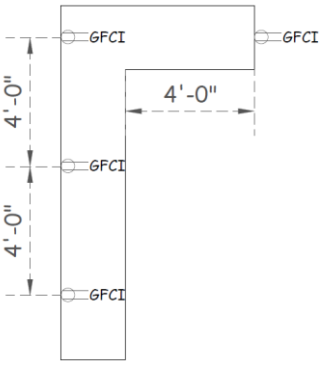
1. ~~At least one receptacle outlet shall be provided for the first 9 square feet~~ 6 feet (1829 mm) of length ~~(0.84 m2), or fraction thereof, of the countertop or work surface. A receptacle outlet shall be provided for every additional 18 square feet (1.7 m2), or fraction thereof, of the countertop or work surface. [210.52(C)(2)(a)]~~ A minimum of ~~two receptacle outlets~~ ~~shall be provided for any island over 6 feet (1829 mm) long.~~
2. ~~At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular countertop or work surface. Additional receptacle outlets shall be permitted to be located as determined by the installer, designer or building owner. The location of the receptacle outlets shall be in accordance with Section E3901.4.3. [210.52(C)(2)(b)]~~

2024 Code Section: E3901.4.2 Island and peninsular countertops and work ~~spaces~~ surfaces.

E3901.4.2 Island and peninsular countertops and work ~~spaces~~ surfaces. Receptacle outlets ~~shall be~~, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with ~~the following: [210.52(C)(2)]~~ Section E3901.4.3. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.

1. ~~At least one receptacle outlet shall be provided for the first 9 square feet 6 feet (1829 mm) of length (0.84 m2), or fraction thereof, of the countertop or work surface. A receptacle outlet shall be provided for every additional 18 square feet (1.7 m2), or fraction thereof, of the countertop or work surface. [210.52(C)(2)(a)] A minimum of two receptacle outlets shall be provided for any island over 6 feet (1829 mm) long.~~
2. ~~At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular countertop or work surface. Additional receptacle outlets shall be permitted to be located as determined by the installer, designer or building owner. The location of the receptacle outlets shall be in accordance with Section E3901.4.3. [210.52(C)(2)(b)]~~

Reason: The requirement for peninsular countertops of 24 inches (610 mm) is too restrictive, as corded appliances would be within 48 inches of the connecting wall and outlet. The 2015 IRC noted the countertop was to be measured from the connecting edge and was drawn (Figure 3901.4) as such. The 2018 IRC changed the language, however did not change the drawing. The language should be changed to that of the 2015 IRC to follow Figure 3901.4. The picture below should be used as a guide for an approved peninsular countertop space and positioning of outlets.



Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 69	E3901.4.2
IRC 2018	IRC 2018 43	E3901.4.3

Staff Comments: Changes made in the 2024 IRC are noted in red above. The title was changed, language was added to the main body, and items 1 and 2 were deleted. The original modification language submitted by the HBASC is below, but the section has been reworded in both the 2021 and 2024 editions of the IRC, and requires review to determine if the modification is still necessary or meets the original intent.

NEW MODIFICATION

2024 Code Section:

E3901.4.2 Island and peninsular countertops and work surfaces

E3901.4.3 Receptacle outlet location

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: The original requirement mandating provisions for a future receptacle outlet—when one is not otherwise required—is unnecessary and impractical. By adopting the updated NEC-based language that clearly defines when and where receptacle outlets must be installed on islands and peninsulas, we ensure adequate access to power based on actual layout and usage, rather than speculative future needs. This approach provides code clarity, improves design flexibility, and removes an ambiguous and unenforceable obligation, while still maintaining electrical safety and functionality.

Summary of Code Study Committee Actions:

8/11/2025: Study Committee recommends approval of the language below in place of the new 2024 IRC language. The language below is what was used in the 2021 SCRC, including modifications that were approved in SC for two previous code cycles for Section E3901.4.2. Original modification request only addressed E3901.4.2, but study committee added E3901.4.3, because both sections needed to be modified for the change to make sense.

(Delete sections from 2024 IRC and replace with below language)

E3901.4.2 Island and peninsular countertops and work spaces. Receptacle outlets shall be installed in accordance with the following: [210.52(C)(2)]

1. At least one receptacle outlet shall be provided for the first 6 feet (1829 mm) of length, or fraction thereof, of the countertop or work surface. A minimum of two receptacle outlets shall be provided for any island over 6 feet (1829 mm) long.
2. At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular countertop or work surface. Additional receptacle outlets shall be permitted to be located as determined by the installer, designer or building owner. The location of the receptacle outlets shall be in accordance with **Section E3901.4.3**. [210.52(C)(2)(b)]

(*page 2 of E3901.4.2 & E3901.4.3*)

E3901.4.3 Receptacle outlet location. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:

1. On or above, but not more than 20 inches (508 mm) above, the countertop or work surface.
2. Receptacle outlet assemblies listed for the use in countertops or work surfaces shall be permitted to be installed in countertops or work surfaces.
3. Not more than 12 inches (305 mm) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 6 inches (152 mm) beyond its support base. [210.52(C)(3)]

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

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R 318.3.1	Floor elevations at the req egress doors
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E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]

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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted]
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: E3901.4.2 Island and peninsular counter tops and work surfaces.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

~~Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with Section E3901.4.3. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.~~

"Receptacle outlets shall be installed in accordance with the following: [210.52(C)(2)]

1. At least one receptacle outlet shall be provided for the first 6 feet (1829 mm) of length, or fraction thereof, of the countertop or work surface. A minimum of two receptacle outlets shall be provided for any island over 6 feet (1829 mm) long.

2. At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular countertop or work surface. Additional receptacle outlets shall be permitted to be located as determined by the installer, designer or building owner. The location of the receptacle outlets shall be in accordance with Section E3901.4.3. [210.52(C)(2)(b)]

A peninsular countertop shall be measured from the connected perpendicular wall. [210.52(C)(2)]

In 200 characters or less, please briefly describe the justification for this modification request.

The original requirement mandating provisions for a future receptacle outlet—when one is not otherwise required—is unnecessary and impractical. By adopting the updated NEC-based language that clearly defines when and where receptacle outlets must be installed on islands and peninsulas, we ensure adequate access to power based on actual layout and usage, rather than speculative future needs. This approach provides code clarity, improves design flexibility, and removes an ambiguous and unenforceable obligation, while still maintaining electrical safety and functionality.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUTATION

2024 Code Section: E3902 Ground-fault and Arc-fault Circuit Interrupted Protection

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 70	E3902

Reason: The amendment removes the requirements for AFCI devices for residential dwelling units, including one- and two-family homes. Reasoning includes cost savings, citing that families who cannot qualify to purchase homes due to the increased costs from mandatory code requirements, such as AFCIs, will have to live in housing that is less safe, because that housing was built to less stringent code requirements. The total cost to homebuyers to install AFCIs is over $430,000,000 per year—24 times the cost of damage per year, and it is clear that requiring AFCIs in new construction will not prevent all damage. This is due to the fact that AFCIs cannot prevent all fires and, more importantly, that electrical fires occur overwhelmingly in older houses. From 1980 to 2015, there has been a significant drop in the number of reported fires, injuries and fatalities in the US. Both the number of fires and fatalities have dropped by approximately 50%, even as the population increased. The decline was sharpest during the 1980s, before AFCIs were introduced. This further supports the importance of encouraging homeowners to move up to newer homes without the added burden of increased regulation.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

Entire section E3902.1 - E3902.~~18~~22 modified to remove “through 250 volt” from text.

SECTION E3902

GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION

2024 Code Section: E3902 Ground-fault and Arc-fault Circuit Interrupted Protection

Entire section E3902.1 - E3902.18 modified to remove “through 250 volt” from text.

SECTION E3902
GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION

Section E3902 now extends from E3902.1 to E3902.22.

Reason: The amendment removes the requirements for AFCI devices for residential dwelling units, including one- and two-family homes. Reasoning includes cost savings, citing that families who cannot qualify to purchase homes due to the increased costs from mandatory code requirements, such as AFCIs, will have to live in housing that is less safe, because that housing was built to less stringent code requirements. The total cost to homebuyers to install AFCIs is over $430,000,000 per year—24 times the cost of damage per year, and it is clear that requiring AFCIs in new construction will not prevent all damage. This is due to the fact that AFCIs cannot prevent all fires and, more importantly, that electrical fires occur overwhelmingly in older houses. From 1980 to 2015, there has been a significant drop in the number of reported fires, injuries and fatalities in the US. Both the number of fires and fatalities have dropped by approximately 50%, even as the population increased. The decline was sharpest during the 1980s, before AFCIs were introduced. This further supports the importance of encouraging homeowners to move up to newer homes without the added burden of increased regulation.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 70	E3902

Staff Comments: Changes made to the 2024 IRC are noted in red above. Section E3902 now has 22 subsections, where the previous modification references only 18 subsections.

CONTINUATION

2024 Code Section: E3902.5 Basement receptacles

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 71	E3902.5

Reason: A finished basement is not noted as a wet areas and their addition is not needed or required.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(This modification adds to the approved modified language in E3902)

(red text below was removed from 2024 IRC)

E3902.5 Basement receptacles. 125-volt receptacles installed in basements and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(5)]

Exceptions:

~~1.~~ ~~A receptacle supplying only a permanently installed fire alarm or burglar alarm system. A receptacle installed in accordance with this exception shall not be considered as meeting the requirement of Section E3901.9. Receptacles installed in accordance with this exception shall not be considered as meeting the requirement of Section E3901.9. [210.8(A)(5) Exception]~~

1. Receptacles in walk-out basements are excluded from this requirement.

2024 Code Section: E3902.5 Basement receptacles

This modification adds to the modified language in IRC 2021-70.

E3902.5 Basement receptacles. 125-volt receptacles installed in basements and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(5)]

Exceptions:

~~1. A receptacle supplying only a permanently installed fire alarm or burglar alarm system. A receptacle installed in accordance with this exception shall not be considered as meeting the requirement of Section E3901.9. Receptacles installed in accordance with this exception shall not be considered as meeting the requirement of Section E3901.9. [210.8(A)(5) Exception]~~

2. Receptacles in walk-out basements are excluded from this requirement.

Reason: A finished basement is not noted as a wet areas and their addition is not needed or required.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 71	E3902.5

Staff Comments: Changes made to the 2024 IRC are noted in red above. Item 1 was deleted.

NEW MODIFICATION

2024 Code Section: E3902.12 Specific applicant outlets

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Removing additional ground fault protection for specific outlets as this requirement is redundant for most of these specific branch circuits, while also creating opportunity for nuisance tripping on additional branch circuits not previously covered. Removing the requirements for GFI protection from the above code section, aligns GFI protection with modifications from 2021 South Carolina IRC.

Summary of Code Study Committee Actions:

8/11/2025: Modification request recommended for approval to the Council as modified. Study Committee did not approve of striking "sump pumps."

E3902.12 Specific appliance outlets Ground-fault circuit-interrupter protection shall be provided for the branch circuit or outlets supplying the following appliances rated 150 volts or less to ground and 60 amperes or less, single- or three-phase:

1. Drinking water coolers and bottle fill stations.
2. High-pressure spray washing machines.
3. Sump pumps.
4. Dishwashers.
~~5. Electric ranges.~~
~~6. Wall-mounted ovens.~~
~~7. Counter-mounted cooking units.~~
8. Clothes dryers.
~~9. Microwave ovens. [210.8(D)]~~

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

This email also serves as the official cover letter for all code modification proposals submitted today as well as in any prior submissions.

Please don't hesitate to contact me if you have any questions.

Thank you for your continued service to the state of South Carolina.

R 202 & 315	Sleeping lofts
R 301.2.2	Seismic provisions
R 302.2.1	Party walls
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R 316.3	Story above grade plane
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E 3601.7.3	Metering Centers
E 3702.3	Ten ampere branch units
E 3901.4.2	Island and peninsular counter tops
E 3902	AFCI
E 3902 sections	Ground fault and arc fault
E 3902.12	Specific appliance outlets
E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]

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- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted] Columbia SC 29201
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: E3902.12 Specific appliance outlets.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

E3902.12 Specific appliance outlets.

Ground-fault circuit-interrupter protection shall be provided for the branch circuit or outlets supplying the following appliances rated 150 volts or less to ground and 60 amperes or less, single- or three-phase:

1. 1.Drinking water coolers and bottle fill stations.
2. 2.High-pressure spray washing machines.
3. ~~3.Sump pumps.~~
4. 4.Dishwashers.
5. ~~5.Electric ranges.~~
6. ~~6.Wall-mounted ovens.~~
7. ~~7.Counter-mounted cooking units.~~
8. 8.Clothes dryers.
9. ~~9.Microwave ovens. [210.8(D)]~~

In 200 characters or less, please briefly describe the justification for this modification request.

Removing additional ground fault protection for specific outlets as this requirement is redundant for most of these specific branch circuits, while also creating opportunity for nuisance tripping on additional branch circuits not previously covered. Removing the requirements for GFI protection from the above code section, aligns GFI protection with modifications from 2021 South Carolina IRC.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUATION

2024 Code Section: **E3902.21 Arc-fault circuit interrupter protection.**

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 71	E3902.17
IRC 2018	IRC 2018 44	E3902.16

Reason: No accurate SC-specific data substantiates a need for AFCI. Data collected over a 12-year period (2002-2023) shows that there was an estimated average of 0.6 civilian deaths per year in fires caused by electrical arcing in one- and two-family homes, and an estimated total of five civilian injuries. An average of 19 fires were caused annually by electrical arcing, and the average annual total damage from fires caused by electrical arcing in both property and contents adjust to 2013 dollars was $438, 349. The costs association with AFCI don't even take into account the added expense of nuisance trips. Due to these and other findings, 29 states have either removed or made amendments to AFCI and GFCI provisions. Mandating costly incremental increases in safety will not only protect those who can afford them, and will often decrease safety for those who cannot.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below was added to 2024 IRC)

E3902.21 Arc-fault circuit interrupter protection. In areas other than kitchen and laundry areas, ~~B~~branch circuits that supply 120-volt, single-phase, 10-, 15- and 20- ampere outlets installed in ~~kitchen~~s, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, *sunrooms*, recreations rooms, closets, hallways~~, laundry areas~~ and similar rooms or areas shall be protected by any of the following: [210.12(A)]

(language in items 1 - 6 unchanged by modification)

2024 Code Section: E~~3902.17~~ 3902.21 Arc-fault circuit interrupter protection.

E3902.21 Arc-fault circuit interrupter protection. In areas other than kitchen and laundry areas, ~~B~~branch circuits that supply 120-volt, single-phase, 15- and 20- ampere outlets installed in ~~kitchen~~s, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, *sunrooms*, recreations rooms, closets, hallways~~, laundry areas~~ and similar rooms or areas shall be protected by any of the following: [210.12(A)]

(language in items 1 - 6 unchanged)

Reason: No accurate SC-specific data substantiates a need for AFCI. Data collected over a 12-year period (2002-2023) shows that there was an estimated average of 0.6 civilian deaths per year in fires caused by electrical arcing in one- and two-family homes, and an estimated total of five civilian injuries. An average of 19 fires were caused annually by electrical arcing, and the average annual total damage from fires caused by electrical arcing in both property and contents adjust to 2013 dollars was $438, 349. The costs association with AFCI don't even take into account the added expense of nuisance trips. Due to these and other findings, 29 states have either removed or made amendments to AFCI and GFCI provisions. Mandating costly incremental increases in safety will not only protect those who can afford them, and will often decrease safety for those who cannot.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 71	E3902.17
IRC 2018	IRC 2018 44	E3902.16

Staff Comments: Changes made to the 2024 IRC are noted in red above. The section number was changed, and minor language changes were made to items 1-6 (note included in the original modification), but none affect the content.

NEW MODIFICATION

2024 Code Section: E4002.11 Bathtub and shower space

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Replacing the 3' dimension measured horizontally from the edge of the bathtub or shower to 27" measured horizontally matches the plumbing modification for plumbing code P2705.1 General. This modification aligns electrical and plumbing requirements for the dimensions between adjacent fixtures.

Summary of Code Study Committee Actions:

8/11/2025: Modification request recommended for approval as submitted.

E4002.11 Bathtub and shower space.

Receptacles shall not be installed inside of the tub or shower within a zone measured ~~3 feet (914 mm)~~ 27 inches horizontally from the outside edge of the bathtub or shower stall, including the space outside the bathtub or shower stall space below the zone. The zone also includes the space measured vertically from the floor to ~~and~~ 8 feet (2438 mm) ~~vertically from~~ above the top of the bathtub rim or shower stall threshold. The identified zone is all-encompassing and shall include the space directly over the bathtub or shower stall and the space below this zone, but not space separated by a floor, wall, ceiling, room door, window, or fixed barrier. [406.9(C)]

Exceptions:

1. Receptacles installed in accordance with **Section E4209.4** shall be permitted. [406.9(C) Exception No. 1]
2. In bathrooms with less than the required zone, the receptacle(s) required by **Section E3901.6** shall be permitted to be installed opposite the bathtub rim or shower stall threshold on the farthest wall in the room. [406.9(C) Exception No. 2]
3. Weight-supporting ceiling receptacles (WSCR) shall be permitted to be installed for listed luminaires that employ a weight-supporting attachment fitting (WSAF) in damp locations complying with **Section E4003.11**. [406.9(C) Exception No. 3]
4. A single receptacle shall be permitted for an electronic toilet or personal hygiene device such as an electronic bidet seat. The receptacle shall be readily accessible and not located in the space between the toilet and the bathtub or shower. [406.9(C) Exception No. 4]

Exception No. 4]

Hi Maggie,

Please find attached the final submission of the Home Builders Association of South Carolina's (HBASC) 2024 I-Codes modification proposals (full list below).

As Executive Director of the HBASC—and as witnessed by Eddie Yandle, HBASC President, and Andy Barber, HBASC Building Codes Committee Chair and Board Member—I am authorized to submit all proposed amendments on behalf of the Association. I also confirm that these proposals have the full support and confidence of the HBASC Board of Directors, who have been duly elected by our membership.

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E 4002.11	Bathtub and shower space

Mark Nix
Executive Director
Home Builders Association of South Carolina
[redacted]

[redacted]

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- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Home Builders Association of South Carolina

Address: [redacted] Columbia SC 29201
Street City State Zip

Name: Mark Nix Title/Position: Executive Director

Phone No. [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: E4002.11 Bathtub and shower space.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

E4002.11 Bathtub and shower space.

Receptacles shall not be installed inside of the tub or shower within a zone measured ~~3 feet (914 mm)~~ (27 inches) horizontally from the outside edge of the bathtub or shower stall, including the space outside the bathtub or shower stall space below the zone. The zone also includes the space measured vertically from the floor to 8 feet (2438 mm) above the top of the bathtub rim or shower stall threshold. The identified zone is all-encompassing and shall include the space directly over the bathtub or shower stall and the space below this zone, but not space separated by a floor, wall, ceiling, room door, window, or fixed barrier. [406.9(C)]

Exceptions:

1. 1.Receptacles installed in accordance with Section E4209.4 shall be permitted. [406.9(C) Exception No. 1]
2. 2.In bathrooms with less than the required zone, the receptacle(s) required by Section E3901.6 shall be permitted to be installed opposite the bathtub rim or shower stall threshold on the farthest wall in the room. [406.9(C) Exception No. 2]
3. 3.Weight-supporting ceiling receptacles (WSCR) shall be permitted to be installed for listed luminaires that employ a weight-supporting attachment fitting (WSAF) in damp locations complying with Section E4003.11. [406.9(C) Exception No. 3]
4. 4.A single receptacle shall be permitted for an electronic toilet or personal hygiene device such as an electronic bidet seat. The receptacle shall be readily accessible and not located in the space between the toilet and the bathtub or shower. [406.9(C) Exception No. 4]

In 200 characters or less, please briefly describe the justification for this modification request.

Replace the 3' dimension measured horizontally from the edge of the bathtub or shower to 27" measured horizontally in order to match plumbing modification for plumbing code P2705.1 General. This modification will align electrical and plumbing requirements for the dealing with dimensions between adjacent fixtures.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Mark Nix	Executive Director	HBA of SC	[redacted]	
Andy Barber	Chairman, Building Codes Committee	HBA of SC		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: August 1, 2025

Title: Executive Director

CONTINUTATION

2024 Code Section: E4002.14 Tamper-resistant receptacles

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 75	E4002.14

Reason: This amendment retains the provisions of the 2017 NEC. It was added in the 2008 NEC and is not based on sound technical information which adequately substantiates that it will result in protecting small children from burns or injury. Concerns were raised over the comprehensiveness of the studies used to substantiate this amendment, as well as how the elderly community would be able to use the tamper-resistant receptacles due to the amount of force required to be applied to insert the plugs.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below was added to 2024 IRC)

E4002.14 Tamper-resistant receptacles. In areas specified in **Section E3901.1**, 15- and 20-ampere, 125- ~~and 250-~~volt nonlocking-type receptacles shall be *listed* tamper-resistant receptacles. [406.12]

Exception: Receptacles in the following locations shall not be required to be tamper resistant:

1. Receptacles located more than 5.5 feet (1676 mm) above the floor.
2. Receptacles that are part of a luminaire or appliance.
3. A single receptacle that is not readily accessible that supplies ~~for a~~ single appliance or a duplex receptacle that is not readily accessible and supplies ~~for~~ two appliances where such receptacles are located in spaces occupied by or designated ~~dedicated~~ for the appliances served and, under conditions of normal use, the appliances are not easily moved from one place to another. The appliances shall be cord-and-plug-connected to such receptacles in accordance with Section E3909.4. [406.12 Exception]

2024 Code Section: E4002.14 Tamper-resistant receptacles.

E4002.14 Tamper-resistant receptacles. In areas specified in Section E3901.1, 15- and 20-ampere, 125- ~~and 250-~~volt nonlocking-type receptacles shall be *listed* tamper-resistant receptacles. [406.12]

Exception: Receptacles in the following locations shall not be required to be tamper resistant:

1. Receptacles located more than 5.5 feet (1676 mm) above the floor.
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3. A single receptacle that is not readily accessible that supplies a single appliance or a duplex receptacle that is not readily accessible and supplies two appliances where such receptacles are located in spaced occupied by or designated for the appliances served and, under conditions of normal use, the appliances are not easily moved from one place to another. The appliances shall be cord-and-plug-connected to such receptacles in accordance with Section E3909.4 [406.12 Exception]

Reason: This amendment retains the provisions of the 2017 NEC. It was added in the 2008 NEC and is not based on sound technical information which adequately substantiates that it will result in protecting small children from burns or injury. Concerns were raised over the comprehensiveness of the studies used to substantiate this amendment, as well as how the elderly community would be able to use the tamper-resistant receptacles due to the amount of force required to be applied to insert the plugs.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 75	E4002.14

Staff Comments: Changes made to the 2024 IRC are noted in red above. Exceptions 1-3 were added.

NEW MODIFICATION

2024 Code Section: E4002.14 Tamper-resistant receptacles

Proponent: NEMA

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This request recommends the sunset of the removal of tamper-resistant protection requirements in the previous electrical amendments of the South Carolina Electrical Code. The intent is the adoption of this section of the 2024 IRC with no modification to the existing language.

Summary of Code Study Committee Actions:

8/11/2025: Modification request was recommended for disapproval to the Council. Current modification to remain.

(red text below shows changes from 2021 to 2024 IRC)

E4002.14 Tamper-resistant receptacles. In areas specified in **Section E3901.1**, 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles shall be *listed* tamper-resistant receptacles. [406.12]

Exception: Receptacles in the following locations shall not be required to be tamper resistant:

4. Receptacles located more than 5.5 feet (1676 mm) above the floor.
5. Receptacles that are part of a luminaire or appliance.
6. A single receptacle that is not readily accessible that supplies ~~for a~~ single appliance or a duplex receptacle that is not readily accessible and supplies ~~for~~ two appliances where such receptacles are located in spaces occupied by or designated ~~dedicated~~ for the appliances served and, under conditions of normal use, the appliances are not easily moved from one place to another. The appliances shall be cord-and-plug-connected to such receptacles in accordance with Section E3909.4. [406.12 Exception]

[redacted]

July 15, 2025

To: South Carolina Building Codes Council

Cc: Maggie Smith, Board Executive

Teressa Martin, Administrative Coordinator

Reason: NEMA Authorization Letter

The National Electrical Manufacturers Association hereby authorizes Mr. Joesph Wages, Southern Region Technical Field Representative, to present proposed amendments to the 2024 South Carolina Building Code. The proposed amendments submitted by Mr. Wages have the support of a majority of the members of the NEMA Codes and Standards Committee that governs NEMA's state code development activity.

NEMA greatly appreciates the opportunity to participate and contribute the 2024 South Carolina Building Code update process.

Respectfully Submitted,

Bryan Holland

Bryan Holland, MCP, CSP.
Managing Director, Technical Field Representatives
National Electrical Manufacturers Association (NEMA)
[redacted]

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- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: NEMA

Address [redacted] Arlington, VA 22209
Street City State Zip

Name: Joseph Wages Jr. Title/Position: NEMA Southern Technical Field I

Phone No. [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Residential Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: E4002.14.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

E4002.14 Tamper-resistant receptacles. In areas specified in Section E3901.1, 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles shall be listed tamper-resistant receptacles.

E4002.14 Tamper-resistant receptacles. In areas specified in Section E3901.1, 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles shall be listed tamper-resistant receptacles. [406.12]

Exception: Receptacles in the following locations shall not be required to be tamper resistant:

1. Receptacles located more than 5.5 feet (1676 mm) above the floor.

2. Receptacles that are part of a luminaire or appliance.

3. A single receptacle that is not readily accessible that supplies a single appliance or a duplex receptacle that is not readily accessible and supplies two appliances where such receptacles are located in spaced occupied by or designated for the appliances served and, under conditions of normal use, the appliances are not easily moved from one place to another. The appliances shall be cord-and-plug-connected to such receptacles in accordance with Section E3909.4. [406.12 Exception]

In 200 characters or less, please briefly describe the justification for this modification request.

This request recommends the sunset of the removal of tamper-resistant protection requirements in the previous electrical amendments of the South Carolina Electrical Code. The intent is the adoption of this section of the 2024 IRC with no modification to the existing language.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Don Iverson	Codes and Standards	Schnieder Electric	[redacted]	
Gerry O'Conner	Codes and Standards	Eaton Corporation		
Steve Chutka	Codes and Standards	Siemens Corporation		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 07-15-2025

Title: NEMA Southern Technical Field Representative

South Carolina Statewide Code Modification Substantiation

	This section requires that AFCI devices be the combination type. A combination AFCI integrates the arc detection of a branch/feeder AFCI with low-level series arc detection. One point of confusion to avoid is that a "combination AFCI" is NOT a combination AFCI/GFCI device. Even though AFCI circuit breaker devices and GFCI circuit breaker devices look similar and are installed in a similar manner, they are very different devices with different functions, and they cannot be substituted for one another to satisfy code requirements. Deaths associated with fires due to damaged electrical conductors or cords to appliances and other electrical equipment has been substantiated. To not afford this protection to the residence of any state is irresponsible.
E4002.14 (2024 IRC)	The intent is to protect children who often insert objects into receptacles out of curiosity. The Consumer Product Safety Commission (CPSC) estimates that there are approximately 3,900 injuries treated by hospital emergency rooms every year that are the result of shock or burns from receptacles. Children are the most at risk because of their curiosity and lack of knowledge of the danger and nearly one-third of the reported injuries occur to children. These receptacle devices have an internal mechanism that blocks access to the plug prong openings except when a plug is inserted into the receptacle. Mechanisms within the receptacle sense that the two parallel prongs of a plug are being inserted simultaneously, and this action unlocks an internal shutter to the electrical contacts. If the internal mechanism senses only one slot being penetrated, such as with a screwdriver, nail, key, pin or other object, the shutter does not release to open the slot to the electrical contacts. This request recognizes that deaths are associated with people coming in contact with both 125- and 250-volt nonlocking type receptacles. To not afford this protection to the residence of any state is irresponsible.

CONTINUATION

2024 Code Section: Chapter 44 Referenced Standards

Proponent: Air-Conditioning, Heating and Refrigeration Institute

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 76	Chapter 44

Reason: Manufacturers are transitioning away from UL 1995 to UL 60335-2-40 for most new products because UL 1995 was made obsolete effective 1/1/2024. The newest 3rd edition of UL 60335-2-40 [at the time of the original modification], published November 2019, has many new requirements for electrical and refrigerant safety. It includes requirements for UV-C germicidal lamp systems, CO2 systems, photovoltaic systems, new marking requirements, water ingress rating systems, as well as allowance for Low Global Warming Potential (GWP) Group A2L refrigerants. Nationally Recognized Testing Laboratories (or NRTLs) will use the latest version of the UL 60335-2-40 for certification testing. There references to ANCE as a sponsor of this UL/CSA 60335-2-40 standards has been removed, as ANCE in Mexico withdrew from the 3rd edition, and is no longer associated with this standard after the 2nd edition. The titles shown in Chapter 44 for UL/CSA 60335-2-40 have been updated to reflect the current title of the standards.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 IRC)

With the removal of the ANCE reference, and the changes to the CSA and UL standards, both the CSA and UL references now read as shown below.

UL/CSA/~~ANCE~~ 60335-2-40 --2022 ~~2019~~

~~Standard for~~ Household and Similar Electrical Appliances-Safety-Part 2-40: Particular Requirements for ~~Motor-compressors~~ Electrical Heat Pumps, Air-Conditioners and Dehumidifiers

M1402.1, M1403.1, M1412.1, M1413.1, M2006.1

2024 Code Section: Chapter 44 Referenced Standards

With the removal of the ANCE reference, and the changes to the CSA and UL standards, both the CSA and UL references now read as below.

UL/CSA/~~ANCE~~ 60335-2-40 --2022 ~~2019~~: ~~Standard for~~ Household and Similar Electrical Appliances-Safety-Part 2-40: Particular Requirements for ~~Motor-compressors~~ Electrical Heat Pumps, Air-Conditioners and Dehumidifiers
M1402.1, M1403.1, M1412.1, M1413.1, M2006.1

Reason: Manufacturers are transitioning away from UL 1995 to UL 60335-2-40 for most new products because UL 1995 was made obsolete effective 1/1/2024. The newest 3rd edition of UL 60335-2-40 [at the time of the original modification], published November 2019, has many new requirements for electrical and refrigerant safety. It includes requirements for UV-C germicidal lamp systems, CO2 systems, photovoltaic systems, new marking requirements, water ingress rating systems, as well as allowance for Low Global Warming Potential (GWP) Group A2L refrigerants. Nationally Recognized Testing Laboratories (or NRTLs) will use the latest version of the UL 60335-2-40 for certification testing. There references to ANCE as a sponsor of this UL/CSA 60335-2-40 standards has been removed, as ANCE in Mexico withdrew from the 3rd edition, and is no longer associated with this standard after the 2nd edition. The titles shown in Chapter 44 for UL/CSA 60335-2-40 have been updated to reflect the current title of the standards.

Proponent: Air-Conditioning, Heating and Refrigeration Institute

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 76	Chapter 44

Staff Comments: Changes made to the 2024 IRC are noted in red above. The ANCE reference was removed, and the CSA and UL standards were updated to match.

CONTINUATION

2024 Code Section: Appendix BF Patio Covers

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 77	Appendix AH
IRC 2018	IRC 2018 45	Appendix H
IRC 2015	IRC 2015 36	Appendix H
IRC 2012	IRC 2012 25	Appendix H

Reason: To provide minimum requirements for patio covers for the protection of people and property.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 IRC)

Appendix ~~AH~~ BF, Patio Covers, is adopted for use statewide.

2024 Code Section: Appendix ~~AH~~ BF Patio Covers

Appendix BF, Patio Covers, is adopted for use statewide.

Reason: To provide minimum requirements for patio covers for the protection of people and property

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 77	Appendix AH
IRC 2018	IRC 2018 45	Appendix H
IRC 2015	IRC 2015 36	Appendix H
IRC 2012	IRC 2012 25	Appendix H

Staff Comments: Changes made in the 2024 IRC are noted in red. Appendix "AH" was changed to "BF".

CONTINUATION

2024 Code Section: **Appendix BO Existing Buildings and Structures**

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 78	Appendix AJ
IRC 2018	IRC 2018 46	Appendix J
IRC 2015	IRC 2015 37	Appendix J

Reason: To provide guidance for renovating, modifying or updating residential structures in applying the IRC and to help with uniform enforcement of the IRC on renovation projects across the state.

Summary of Code Study Committee Actions:

5/20/2025: Tabled, refer back to proponent for review of 2024 changes to code section.

8/11/2025: Committee voted to recommend the continued modification for approval to the Council. After the vote, Mr. Fluegge pointed out to staff that this section would also need to remove window fall protection references to match the continued modification for R321.2.

(red text below shows changes from 2021 to 2024 IRC)

Appendix ~~AJ~~ BO is adopted for use statewide.

2024 Code Section: Appendix ~~AJ~~ BO Existing Buildings and Structures

Appendix BO is adopted for use statewide.

Reason: To provide guidance for renovating, modifying or updating residential structures in applying the IRC and to help with uniform enforcement of the IRC on renovation projects across the state.

Proponent: Structural Engineers Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 78	Appendix AJ
IRC 2018	IRC 2018 46	Appendix J
IRC 2015	IRC 2015 37	Appendix J

Staff Comments: Changes made in the 2024 IRC are noted in red. Appendix "AJ" was changed to "BO".

CONTINUATION

2024 Code Section: Appendix BB Tiny Houses

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 79	Appendix AQ
IRC 2018	IRC 2018 47	Appendix Q

Reason: Jurisdictions will have more options and flexibility to approve small home construction.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 IRC)

Appendix ~~AQ~~ BB is adopted for use statewide.

2024 Code Section: Appendix ~~AQ~~ BB Tiny Houses

Appendix BB is adopted for use statewide.

Reason: Jurisdictions will have more options and flexibility to approve small home construction.

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 79	Appendix AQ
IRC 2018	IRC 2018 47	Appendix Q

Staff Comments: Changes made in the 2024 IRC are noted in red. Appendix "AQ" was changed to "BB".

CONTINUATION

2024 Code Section: 202 General Definitions – Primitive camp structure (new definition)

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 02	202
IFC 2018	IFC 2018 02	202

Reason: "Structures primarily used or associated with outdoor camping activities" include, but are not limited to, shelters, tree stands, sheds, rustic cabins, campfire shelters, shelters, tents, tepees, or other indigenous huts used only for campers or program participants, or used in conjunction with outdoor camping activities such as hiking, fishing, hunting, or nature appreciation, regardless of material used for construction. These structures are not to include utilities such as mechanical, electrical or plumbing.

Staff Comments: No changes made in the 2024 IFC. This adds a new definition for "Primitive camp structure."

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval with no changes.

R02 General Definitions

Primitive Camp Structure. Shall include any structure permanent or temporary in nature, used for outdoor camping (transient), open on at least one side with no fully enclosed habitable spaces, less than 400 square feet under roof, and not classified as a residential occupancy due to lack of electrical, plumbing, mechanical, and sprinkler systems.

2024 Code Section: 202 General definitions

Primitive Camp Structure. Shall include any structure permanent or temporary in nature, used for outdoor camping (transient), open on at least one side with no fully enclosed habitable spaces, less than 400 square feet under roof, and not classified as a residential occupancy due to lack of electrical, plumbing, mechanical, and sprinkler systems.

Reason: "Structures primarily used or associated with outdoor camping activities" include, but are not limited to, shelters, tree stands, sheds, rustic cabins, campfire shelters, shelters, tents, tepees, or other indigenous huts used only for campers or program participants, or used in conjunction with outdoor camping activities such as hiking, fishing, hunting, or nature appreciation, regardless of material used for construction. These structures are not to include utilities such as mechanical, electrical or plumbing.

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 02	202
IFC 2018	IFC 2018 02	202

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 202 General Definitions – Recreational fire

Proponent: South Carolina Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 04	202
IFC 2018	IFC 2018 01	202
IFC 2015	IFC 2015 01	202
IFC 2012	IFC 2012 01	202

Reason: The definition of sky lanterns is being proposed to be added to the IFC. The Office of the State Fire Marshal is regularly asked for clarification regarding these devices and how they are being addressed in the IFC. The language in the code for "recreational fire" could be interpreted to exclude sky lanterns. These devices are a serious threat to property and are a life safety hazard. Their use presents a fire hazard caused by their release with no means of control. A sky lantern can achieve great height and distance from its launch area. The final destination is undetermined and these sky lanterns have been known to cause uncontrolled fires.

Staff Comments: No changes made in the 2024 IRC. This proposes to add "to include sky lanterns" to the existing definition.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval with no changes.

R02 General Definitions

Recreational Fire. An outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, outdoor fireplace, portable outdoor fireplace, barbeque grill or barbeque pit and has a total fuel area of 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height for pleasure, religious, ceremonial to include sky lanterns, cooking, warmth or similar purposes.

2024 Code Section: 202 General definitions

Recreational Fire. An outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, outdoor fireplace, portable outdoor fireplace, barbeque grill or barbeque pit and has a total fuel area of 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height for pleasure, religious, ceremonial to include sky lanterns, cooking, warmth or similar purposes.

Reason: The definition of sky lanterns is being proposed to be added to the IFC. The Office of the State Fire Marshal is regularly asked for clarification regarding these devices and how they are being addressed in the IFC. The language in the code for "recreational fire" could be interpreted to exclude sky lanterns. These devices are a serious threat to property and are a life safety hazard. Their use presents a fire hazard caused by their release with no means of control. A sky lantern can achieve great height and distance from its launch area. The final destination is undetermined and these sky lanterns have been known to cause uncontrolled fires.

Proponent: South Carolina Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 04	202
IFC 2018	IFC 2018 01	202
IFC 2015	IFC 2015 01	202
IFC 2012	IFC 2012 01	202

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: [BG] 203.2.8 Assembly Group A-3

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 03	202
IFC 2018	IFC 2018 03	202

Reason: Add to the listing of A-3 occupancies the following use: Structures, without a commercial kitchen, used in agritourism activity as defined by S.C. Code Ann. 46-53-10(1).

Staff Comments: The title and section number changed in the 2024 IFC, and the line for greenhouses was rearranged, but the language remained the same.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval with no changes.

203.2.8 Assembly Group A-3. Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

Amusement arcades
Art galleries
Bowling alleys
Community halls
Courtrooms
Dance halls (not including food or drink consumption)
Exhibition halls
Funeral parlors
Greenhouses for the conservation and exhibition of plants that provide public access
Gymnasiums (without spectator seating)
Indoor *swimming pools* (without spectator seating)
Indoor tennis courts (without spectator seating)
Lecture halls
Libraries
Museums
Places of religious worship
Pool and billiard parlors
Structures, without a commercial kitchen, used in agritourism activity as defined by S.C. Code Ann. 46-53-10(1)
Waiting areas in transportation terminals

2024 Code Section: ~~202 General definitions~~ [BG] 203.2.8 Assembly Group A-3.

[BG] 203.2.8 Assembly Group A-3. Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A, including, but not limited to:

Amusement arcades
Art galleries
Bowling alleys
Community halls
Courtrooms
Dance halls (not including food or drink consumption)
Exhibition halls
Funeral parlors
Greenhouses ~~with public access~~ for the conservation and exhibition of plants that provide public access
Gymnasiums (without spectator seating)
Indoor swimming pools (without spectator seating)
Indoor tennis courts (without spectator seating)
Lecture halls
Libraries
Museums
Places of religious worship
Pool and billiard parlors
Structures without a commercial kitchen, used in agritourism activity as defined by South Carolina Code Ann. 46-53-10(1)
Waiting areas in transportation terminals

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IRC 2021	IRC 2021 03	202
IFC 2018	IFC 2018 03	202

Staff Comments: Changes made in the 2024 IRC are noted in red. The title and section number changed, and the item for greenhouses was rearranged.

CONTINUATION

2024 Code Section: 315.3.3 Equipment rooms

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 05	315.3.3

Reason: This would permit the authority having jurisdiction to have the owner/occupant label the rooms as “No storage allowed.”

Summary of Code Study Committee Actions:

5/20/2025 - Continuation recommended to Council for approval with no changes.

315.3.3 Equipment rooms. Combustible material shall not be stored in boiler rooms, mechanical rooms, elevator machine rooms, electrical equipment rooms or in *fire command centers* as specified in Section 508.1.5. Rooms shall be labeled with approved signage "No storage allowed".

2024 Code Section: 315.3.3 Equipment rooms

315.3.3 Equipment rooms. Combustible material shall not be stored in boiler rooms, mechanical rooms, elevator machine rooms, electrical equipment rooms or in *fire command centers* as specified in Section 508.1.5. Rooms shall be labeled with approved signage "No storage allowed".

Reason: This would permit the authority having jurisdiction to have the owner/occupant label the rooms as “No storage allowed”.

Proponent: Midlands Fire Marshal’s Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 05	315.3.3

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 503.1.2 Additional access (new exception)

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 08	503.1.2

Reason: To add an exception that permits fire apparatus access roads to be a driveway, pathway, or other approved surface that creates a fire lane not accessible to motor vehicles.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

503.1.2 Additional access. The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

Exception: Where two fire apparatus access roads are required by Section 503.1.2, the additional fire apparatus access road is permitted to be a driveway, pathway, court or other approved *fire lane* not accessible to public motor vehicles, where designed by a registered design professional to meet the loading requirements and minimum specifications of Section 503, and the surface provides all-weather driving capabilities. Marking or signs shall be provided in accordance with Section 503.3 and Section D103.6.

2024 Code Section: 503.1.2 Additional access

503.1.2 Additional access. The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

Exception: Where two fire apparatus access roads are required by Section 503.1.2, the additional fire apparatus access road is permitted to be a driveway, pathway, court or other approved *fire lane* not accessible to public motor vehicles where designed by a registered design professional to meet the loading requirements and minimum specifications of Section 503, and the surface provides all-weather driving capabilities. Marking or signs shall be provided in accordance with Section 503.3 and Section D103.6.

Reason: To permit fire apparatus access roads to be a driveway, pathway, or other approved surface that creates a fire lane not accessible to motor vehicles.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 08	503.1.2

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 503.1.2.1 One- or two-family dwelling residential developments having less than 50 units & 503.1.2.2 Future development

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 09	503.1.2.1 & 503.1.2.2

Reason: To add two new sections of language, creating an exception that raises the trigger for a second fire apparatus access road to 50 dwellings, if the width is 26 feet and the development is not in a wildlife-urban interface area.

Staff Comments: If the Committee's recommendation from 8/12/2025 is approved by the Council, this will not be treated as a continuation, because it reverts back to the standard 2024 IFC text.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

8/12/2025: This item was reconsidered at the request of the proponent, and recommended to Council for disapproval, in favor of reverting to the base language in the 2024 IFC. This 2021 modification inadvertently added requirements to the code and added confusion statewide.

(purple text shows Study Committee's recommendation to remove the 2021 modification)

~~**503.1.2.1 One- or two-family dwelling residential developments having less than 50 units.** Developments of one- or two-family dwellings where the number of dwelling units does not exceed 50 shall be permitted to have a single approved fire apparatus access road provided all of the following requirements are met.~~

~~1. The minimum unobstructed width of the single fire apparatus access road shall be 26 feet (7925 mm) and shall otherwise comply with Section 503.~~

~~2. A minimum of one fire hydrant on each side of the fire apparatus access road in accordance with Section 507.5 shall be provided. The fire code official shall be permitted to require additional hydrants and hydrant spacing based on the length of the fire apparatus access road, fire flow requirements, and the distance from any point on the street or road frontage to a hydrant.~~

~~3. The development is not located in a wildland-urban interface area as defined in the International Wildland-Urban Interface Code.~~

~~**503.1.2.2 Future development.** The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.~~

2024 Code Section: 503.1.2.1 One-or two-family dwelling residential developments having less than 40 units & 503.1.2.2 Future development

503.1.2.1 One- or two-family dwelling residential developments having less than 50 units. Developments of one- or two-family dwellings where the number of dwelling units does not exceed 50 shall be permitted to have a single approved fire apparatus access road provided all of the following requirements are met.

1. The minimum unobstructed width of the single fire apparatus access road shall be 26 feet (7925 mm) and shall otherwise comply with Section 503.
2. A minimum of one fire hydrant on each side of the fire apparatus access road in accordance with Section 507.5 shall be provided. The fire code official shall be permitted to require additional hydrants and hydrant spacing based on the length of the fire apparatus access road, fire flow requirements, and the distance from any point on the street or road frontage to a hydrant.
3. The development is not located in a wildland-urban interface area as defined in the International Wildland-Urban Interface Code.

503.1.2.2 Future development. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

Reason: To add an exception that raises the trigger for a second fire apparatus access road to 50 dwellings if the width is 26 feet and the development is not in a wildlife-urban interface area.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 09	503.1.2.1 & 503.1.2.2

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 503.2.1 Dimensions

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 10	503.2.1
IFC 2018	IFC 2018 05	503.2.1
IFC 2015	IFC 2015 04	503.2.1
IFC 2012	IFC 2012 04	503.2.1

Reason: To retain the current means by which fire apparatus access and road dimensions are measured.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) ~~exclusive of shoulders~~, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

2024 Code Section: 503.2.1 Dimensions

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) ~~exclusive of shoulders~~, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Reason: To retain the current means in which fire apparatus access and road dimensions are measured.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 10	503.2.1
IFC 2018	IFC 2018 05	503.2.1
IFC 2015	IFC 2015 04	503.2.1
IFC 2012	IFC 2012 04	503.2.1

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 507.1 Required water supply

Proponent: Charleston Fire Department

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 11	507.1
IFC 2018	IFC 2018 06	507.1

Reason: This modification attempts to provide clarity. Previous modifications to this section caused confusion regarding the specific application. The information regarding the location and spacing of fire hydrants is now addressed in IFC Section 507.5.1.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction to meet the necessary fire flow as determined by the fire code official. Where public water supply is inadequate or not available, an approved alternative water source meeting the fire flow requirements shall be provided. Fire flow performance tests shall be witnessed by the fire official or representative prior to final approval.

Exception: One- and two-family dwellings, including attached or detached accessory structures.

2024 Code Section: 507.1 Required water supply

507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction to meet the necessary fire flow as determined by the fire code official. Where public water supply is inadequate or not available, an approved alternative water source meeting the fire flow requirements shall be provided. Fire flow performance tests shall be witnessed by the fire official or representative prior to final approval.

Exception: One- and two-family dwellings, including attached or detached accessory structures.

Reason: The previous modification attempted to merge multiple sections of the code and caused confusion regarding the specific application. The information regarding the location and spacing of fire hydrants has been removed from the original modification as it is addressed in IFC Section 507.5.1. This modification attempts to provide a more reviewed scope and offers clarify to the exception.

Proponent: Charleston Fire Department

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 11	507.1
IFC 2018	IFC 2018 06	507.1

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 507.5.1 Where required

Proponent: Charleston Fire Department

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 12	507.5.1
IFC 2018	IFC 2018 07	507.5.1

Reason: A previous modification for hydrant spacing merged multiple sections of the code and caused confusion between IFC 507.1 and 507.5.1. This modification attempts to remove some of the confusion, return to the numbering in the base code, and place the modifications within the appropriate sections while providing clear direction.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than ~~400 feet (122 m)~~ 500 feet (152m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Location. The location and number of hydrants shall be designated by the fire official, but in no case shall the distance between installed fire hydrants exceed 1000 feet (305 m). Fire hydrants shall be located within 500 feet (152 m) of all fire fighter access points when measured along the normal routes of fire department vehicle access which conforms to the requirements of Section 503. No point of the exterior of a building shall be located more than 500 feet (152 m) from a hydrant accessible to fire department vehicles as provided in Section 503.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

2024 Code Section: 507.5.1 Where Required

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than ~~400 feet (122 m)~~ 500 feet (152m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Location. The location and number of hydrants shall be designated by the fire official, but in no case shall the distance between installed fire hydrants exceed 1000 feet (305 m). Fire hydrants shall be located within 500 feet (152 m) of all fire fighter access points when measured along the normal routes of fire department vehicle access which conforms to the requirements of Section 503. No point of the exterior of a building shall be located more than 500 feet (152 m) from a hydrant accessible to fire department vehicles as provided in Section 503.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Reason: A previous modification for hydrant spacing merged multiple sections of the code and caused confusion between IFC 507.1 and 507.5.1. This modification attempts to remove some of the confusion, return to the numbering in the base code, and place the modifications within the appropriate sections while providing clear direction.

Proponent: Charleston Fire Department

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 12	507.5.1
IFC 2018	IFC 2018 07	507.5.1

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 507.5.1.1 Hydrant for standpipe systems

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 13	507.5.1.1

Reason: Adds fire sprinkler systems to this section.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

507.5.1.1 Hydrant for standpipe systems. Buildings equipped with a standpipe or fire sprinkler system installed in accordance with Section 903 or 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

Exception: The distance shall be permitted to exceed 100 feet (30 480 mm) where *approved* by the *fire code official*.

2024 Code Section: 507.5.1.1 Hydrant for standpipe systems

507.5.1.1 Hydrant for standpipe systems. Buildings equipped with a standpipe or fire sprinkler system installed in accordance with Section 903 or 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

Exception: The distance shall be permitted to exceed 100 feet (30 480 mm) where *approved* by the *fire code official*.

Reason: Adds to existing requirements for a fire hydrant to be within 100 feet of the fire department connection if there is a standpipe to also require if there is a fire sprinkler system.

Proponent: Midlands Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 13	507.5.1.1

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 507.5.4 Obstruction

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 14	507.5.4

Reason: This is already a state traffic violation. Adding mirrored language to this section allows fire code officials to enforce this violation as well. State traffic law states, SC Title 56-5—3530: Stopping, standing or parking prohibited in specific places; exceptions.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. No parking shall be allowed within 15 feet (4572 mm) of a fire hydrant.

2024 Code Section: 507.5.4 Obstruction

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. No parking shall be allowed within 15 feet (4572 mm) of a fire hydrant.

Reason: This is already a state traffic violation. Allows fire code officials to enforce this violation as well. State traffic law states, SC Title 56-5—3530: Stopping, standing or parking prohibited in specific places; exceptions.

Proponent: Midlands Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 14	507.5.4

Staff Comments: No changes in the 2024 IFC.

NEW MODIFICATION

2024 Code Section: 606.3.3.2 Grease accumulation

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This request intends to provide a direct reference to NFPA 96 for all operational and maintenance requirements for commercial cooking systems. This proposal will made code enforcement by fire code officials more consistent between the IFC and NFPA standards, as all requirements would be sourced from the same document. NFPA 96 is currently a nationally recognized and referenced fire safety standard with limited including in the IFC, and is not directly referenced for the specific purpose of operations and maintenance. The code requirements for new construction and installation of commercial cooking systems would still be in accordance with the South Carolina Building Code and the South Carolina Mechanical Code, as is current practice. Based on the "scoping" of Section 606.3, there would be no conflict between new construction installation requirements.

Staff Comments: This modification adds to the existing language in the 2024 IFC.

Summary of Code Study Committee Actions:

8/12/2025: New modification recommended to Council for approval.

606.3.3.2 Grease accumulation. If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IKECA C10 and NFPA 96. The cleanings shall be completed by a properly trained and qualified company or person(s) acceptable to the authority having jurisdiction. The individual or company performing the inspections and cleaning shall indicate their certifications to the authority having jurisdiction upon request.

Midlands Fire Marshal Association
[redacted]
Toby B Taylor, President
[redacted] [redacted]

2024 Building Code Modification Request

To whom it may concern.

My name is Toby B Taylor, I am the president of the Midlands Fire Marshal Association and have been given the authorization to present the Building Code Modifications on behalf of the association.

We have sent these modifications to the members of the association with no objects to submitting them for consideration.

The following are the board members of the association as of today, August 4th 2025:
Toby B Taylor – President
Vacant – Vice President
Kimberly Bryant – Sectary
Rodney Howell – Treasurer
Vacant – Training

These modifications have the full support of the board for the association.

Any questions please give me a call at [redacted]

Thanks
Toby B Taylor
President

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Midlands Fire Marshal Association

Address [redacted]
Street City State Zip

Name: Toby B Taylor Title/Position: President

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fire Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 606.3.3.2.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

606.3.3.2 Grease accumulation. If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IKECA C10(and NFPA 96). (The cleanings shall be completed by a properly trained and qualified company or person(s) acceptable to the authority having jurisdiction. The individual/ company performing the inspections and cleaning shall indicate their certifications to the AHJ on request)

In 200 characters or less, please briefly describe the justification for this modification request.

This proposal is intended to provide a direct reference to NFPA 96 for all operational and maintenance requirements for commercial cooking systems. This proposal will make code enforcement by fire code officials consistent between the Fire Code and NFPA standards, as all requirements would be sourced from the same document. NFPA 96 is currently only a nationally recognized fire safety standard with limited inclusion into the Fire Code and not directly referenced for the specific purpose of operations and maintenance. The code requirements for new construction and installations of commercial cooking systems would still be through the South Carolina Building

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
James Ballentine	Deputy Fire Marshal	RC Fire Marshal's Office	[redacted]	
Toby B Taylor	Deputy Fire Marshal	RC Fire Marshal's Office		
Kimberly Bryant	Deputy Fire Marshal	RC Fire Marshal's Office		
Rodney Howell	Deputy Fire Marshal	RC Fire Marshal's Office		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7-31-2025

Title: President

CONTINUATION

2024 Code Section: 607.1 General

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 16	607.1

Reason: The intention is for the types of tanks referenced in this code section to have the contents identified as outlined in Sections 5003.5, 5003.5.1 and NFPA 30.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

607.1 General. Storage of cooking oil (grease) in commercial cooking operations utilizing above-ground tanks with a capacity greater than 60 gal (227 L) installed within a building shall comply with Sections 607.2 through 607.7 and NFPA 30. For purposes of this section, cooking oil shall be classified as a Class IIIB liquid unless otherwise determined by testing. These tanks shall have the contents identified as outlined in Section 5703.5.

2024 Code Section: 607.1 General

607.1 General. Storage of cooking oil (grease) in commercial cooking operations utilizing above-ground tanks with a capacity greater than 60 gal (227 L) installed within a building shall comply with Sections 607.2 through 607.7 and NFPA 30. For purposes of this section, cooking oil shall be classified as a Class IIIB liquid unless otherwise determined by testing. These tanks shall have the contents identified as outlined in Section 5703.5.

Reason: These tanks shall have the contents identified as outlined in 5003.5, 5003.5.1 and NFPA 30.

Proponent: Midlands Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 16	607.1

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 901.6.3 Records

Proponent: Charleston Fire Department

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 19	901.6.3
IFC 2018	IFC 2018 08	901.6.3

Reason: Fire protection system reports are a critical component of maintaining a life safety system to protect the public and first responders. Receiving, reviewing, and following up on deficient reports is an important element of a comprehensive risk reduction strategy for any community. The current reporting method in the referenced code requires the serving vendor to leave a report with a responsible party on site. These reports are often lost, misplaced, and never followed through to completion. By providing a path for the information to flow to the jurisdiction, as required, we provide the local officials with a way to monitor the operational conditions of these systems and improve the safety of our local communities.

Staff Comments: In the 2024 IFC, the reference to standards was replaced with a requirement to comply with Section 110.3. The continuation adds additional language to the end of the section.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

901.6.3 Records. Records of all system inspections, tests and maintenance ~~required by the referenced standards~~ shall be maintained in accordance with Section 110.3. Copies of the inspection records shall be sent to the local jurisdiction by the servicing vendor as prescribed by the *fire code official*.

2024 Code Section: 901.6.3 Records

901.6.3 Records. Records of all system inspections, tests and maintenance ~~required by the referenced standards~~ shall be maintained in accordance with Section 110.3. Copies of the inspection records shall be sent to the local jurisdiction by the servicing vendor as prescribed by the *fire code official*.

Reason: Fire protection system reports are a critical component of maintaining a life safety system to protect the public and first responders. Receiving, reviewing, and following up on deficient reports is an important element of a comprehensive risk reduction strategy for any community. The current reporting method in the referenced code requires the serving vendor to leave a report with a responsible party on site. These reports are often lost, misplaced, and never followed through to completion. By providing a path for the information to flow to the jurisdiction, as required, we provide the local officials with a way to monitor the operational conditions of these systems and improve the safety of our local communities.

Proponent: Charleston Fire Department

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 19	901.6.3
IFC 2018	IFC 2018 08	901.6.3

Staff Comments: Changes made in the 2021 IFC are noted in red. The reference to standards was replaced with Section 110.3.

NEW MODIFICATION

2024 Code Section: 904.14 Commercial cooking systems

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This request intends to provide a direct reference to NFPA 96 for all operational and maintenance requirements for commercial cooking systems. This proposal will made code enforcement by fire code officials more consistent between the IFC and NFPA standards, as all requirements would be sourced from the same document. NFPA 96 is currently a nationally recognized and referenced fire safety standard with limited including in the IFC, and is not directly referenced for the specific purpose of operations and maintenance. The code requirements for new construction and installation of commercial cooking systems would still be in accordance with the South Carolina Building Code and the South Carolina Mechanical Code, as is current practice. Based on the "scoping" of Section 606.3, there would be no conflict between new construction installation requirements.

Staff Notes: Modification adds requirements for maintenance of commercial cooking systems.

Summary of Code Study Committee Actions:

8/12/2025: New modification recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

904.14 Commercial cooking systems. The *automatic fire-extinguishing system* for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and *listed* and *labeled* for the intended application. Other types of *automatic fire-extinguishing systems* shall be *listed* and *labeled* for specific use as protection for commercial cooking operations. The system shall be installed and maintained in accordance with this code, NFPA 96, its listing and the manufacturer's installation instructions. *Automatic fire-extinguishing systems* of the following types shall be installed and maintained in accordance with the referenced standard indicated, as follows:

1. Carbon dioxide extinguishing systems, NFPA 12.
2. *Automatic sprinkler systems*, NFPA 13.
3. Automatic water mist systems, NFPA 750.
4. Foam-water sprinkler system or foam-water spray systems, NFPA 11.
5. Dry-chemical extinguishing systems, NFPA 17.
6. Wet-chemical extinguishing systems, NFPA 17A.

Exception: Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and *listed*, *labeled* and installed in accordance with Section 304.1 of the *International Mechanical Code*.

Midlands Fire Marshal Association
[redacted]
Toby B Taylor, President
[redacted] [redacted]

2024 Building Code Modification Request

To whom it may concern.

My name is Toby B Taylor, I am the president of the Midlands Fire Marshal Association and have been given the authorization to present the Building Code Modifications on behalf of the association.

We have sent these modifications to the members of the association with no objects to submitting them for consideration.

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These modifications have the full support of the board for the association.

Any questions please give me a call at [redacted]

Thanks
Toby B Taylor
President

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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

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- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Midlands Fire Marshal Association

Address: [redacted]
City State Zip

Name: Toby B Taylor Title/Position: President

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fire Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: ~~904.13~~ 904.14

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

Commercial cooking systems. The automatic fire extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Pre-engineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed (and maintained) in accordance with this code, NFPA 96, its listing and the manufacturer's installation instructions. Automatic fire-extinguishing systems of the following types shall be installed (and maintained) in accordance with the referenced standard indicated, as follows:

1. Carbon dioxide extinguishing systems, NFPA 12.
2. Automatic sprinkler systems, NFPA 13.
3. Automatic water mist systems, NFPA 750.
4. Foam-water sprinkler system or foam-water spray systems, NFPA 16.
5. Dry-chemical extinguishing systems, NFPA 17.
6. Wet-chemical extinguishing systems, NFPA 17A.

Exception: Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and listed, labeled and installed in accordance with Section 304.1 of the South Carolina Mechanical Code.

In 200 characters or less, please briefly describe the justification for this modification request.

This proposal is intended to provide a direct reference to NFPA 96 for all operational and maintenance requirements for commercial cooking systems. This proposal will make code enforcement by fire code officials consistent between the Fire Code and NFPA standards, as all requirements would be sourced from the same document. NFPA 96 is currently only a nationally recognized fire safety standard with limited inclusion into the Fire Code and not directly referenced for the specific purpose of operations and maintenance. The code requirements for new construction and installations of commercial cooking systems would still be through the South Carolina Building Code and the South Carolina Mechanical Code, as is current practice. Based on the "scoping" of section 606.3, there would be no conflict between new construction installation requirements and th

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

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James Ballentine	Deputy Fire Marshal	RC Fire Marshal's Office	[redacted]	
Toby B Taylor	Deputy Fire Marshal	RC Fire Marshal's Office		
Kimberly Bryant	Deputy Fire Marshal	RC Fire Marshal's Office		
Rodney Howell	Deputy Fire Marshal	RC Fire Marshal's Office		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7-31-2025

Title: President

CONTINUATION

2024 Code Section: 907.6.5 Access

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 22	907.6.5

Reason: The IFC does not address the issue of fire alarm notification devices being visible at all times.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

907.6.5 Access. Access shall be provided to each fire alarm device and notification appliance for periodic inspection, maintenance and testing. Fire alarm notification devices shall be unobstructed and visible at all times.

2024 Code Section: 907.6.5 Access

907.6.5 Access. Access shall be provided to each fire alarm device and notification appliance for periodic inspection, maintenance and testing. Fire alarm notification devices shall be unobstructed and visible at all times.

Reason: Currently, the Fire Code does not address this issue.

Proponent: Midlands Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 22	907.6.5

Staff Comments: No changes in the 2021 IFC.

CONTINUATION

2024 Code Section: [BE] 1010.2.13 Controlled egress doors in I-1, I-2 and I-4 (Adult Day Care Occupancy Only)

Proponent(s): Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 24	1010.2.14

Reason: To prevent nuisance alarms and reduce elopement issues when serving clients with Dementia or Alzheimer's, or similar health care issues.

Staff Comments: Language was added to the 2024 IFC to account for electric locks and locking systems.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

[BE] 1010.2.13 Controlled egress doors in Groups I-1, I-2, and I-4 (Adult Day Care Occupancy only). Controlled egress electrical locking systems where egress is controlled by authorized personnel~~, including electro-mechanical locking systems and electromagnetic locking systems,~~ shall be permitted ~~to be locked~~ on doors in the means of egress in Group I-1, ~~or~~ I-2, and I-4 (Adult Day Care occupancy only) occupancies where the clinical needs of *persons* receiving care require their containment. Controlled egress doors shall be permitted in such occupancies where the *building* is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or an *approved automatic smoke detection system* installed in accordance with Section 907, provided that the doors are installed and operate in accordance with all of the following:

1. The door's electric locks shall unlock on actuation of the *automatic sprinkler system* or *automatic smoke detection system* allowing immediate free egress.
2. The door's electric locks shall unlock on loss of power ~~controlling the lock or lock mechanism~~ to the electrical locking system or to the electric lock mechanism allowing immediate free egress.
3. The ~~door~~ electric locking system shall be installed to have the capability of ~~being~~ unlocking the electric locks by a switch located at the *fire command center*, a nursing station or other *approved*

(Page 2 for Section 1010.2.13)

location. The switch shall directly break power to the electric lock.

4. A *building* occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an *exit*.
5. The procedures for unlocking the doors shall be described and *approved* as part of the emergency planning and preparedness required by Chapter 4 of the *International Fire Code*.
6. All clinical staff shall have the keys, codes or other means necessary to operate the controlled egress electrical locking systems.
7. Emergency lighting shall be provided at the door.
8. The ~~door~~ electromechanical or electromagnetic locking device ~~system units~~ shall be *listed* in accordance with either UL 294 or UL 1034.

Exceptions:

1. Items 1 through 4 shall not apply to doors to areas occupied by *persons* who, because of clinical needs, require restraint or containment as part of the function of a psychiatric or cognitive treatment area.
2. Items 1 through 4 shall not apply to doors to areas where a *listed* egress control system is utilized to reduce the risk of child abduction from nursery and obstetric areas of a Group I-2 *hospital*.

2024 International Fire Code
South Carolina Building Codes Council
Proposed Modification Continuations from 2021

2024 Code Section: ~~1010.2.14~~ 1010.2.13 Controlled egress doors in Group I-1, I-2 and I-4 (Adult Day Care Occupancy only)

1010.2.13 Controlled egress doors in Groups I-1, I-2, and I-4 (Adult Day Care Occupancy only).
Controlled egress electrical locking systems where egress is controlled by authorized personnel, including electro-mechanical locking ~~systems and electromagnetic locking systems,~~ shall be permitted ~~to be locked~~ on doors in the means of egress in Group I-1, I-2, and I-4 (Adult Day Care occupancy only) occupancies where the clinical needs of persons receiving care require their containment. Controlled egress doors shall be permitted in such occupancies where the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or an *approved automatic smoke detection system* installed in accordance with Section 907, provided that the doors are installed and operate in accordance with all of the following:

1. The door's electric locks shall unlock on actuation of the *automatic sprinkler system* or *automatic smoke detection system*.
2. The door's electric locks shall unlock on loss of power to the electrical locking system or to the electric lock mechanism allowing immediate free egress ~~controlling the lock or lock mechanism~~.
3. The ~~door~~ electric locking system shall be installed to have the capability of ~~being~~ unlocking the electric locks by a switch located at the *fire command center*, a nursing station or other *approved* location. The switch shall directly break power to the electric lock.
4. A *building* occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an exit.
5. The procedures for unlocking the doors shall be described and *approved* as part of the emergency planning and preparedness required by Chapter 4 of the *International Fire Code*.
6. All clinical staff shall have the keys, codes or other means necessary to operate the controlled egress electrical locking systems.
7. Emergency lighting shall be provided at the door.
8. The door electromechanical or electromagnetic device locking system units shall be *listed* in accordance with either UL 294 or UL 1034.

Exceptions:

1. Items 1 through 4 shall not apply to doors to areas occupied by *persons* who, because of clinical needs, require restraint or containment as part of the function of a psychiatric or cognitive treatment area.
2. Items 1 through 4 shall not apply to doors to areas where a *listed* egress control system is utilized to reduce the risk of child abduction from nursery and obstetric areas of a Group I-2 *hospital*.

Reason: To prevent nuisance alarms and reduce elopement issues when serving clients with Dementia or Alzheimer's, or similar health care issues.

Proponent: Midlands Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 24	1010.2.14

Staff Comments: Changes made in the 2024 IBC are noted in red. The section number was changed, and language was added to account for electric locks and locking systems.

CONTINUATION

2024 Code Section: 1016.2 Egress through intervening spaces {IBC Section 1016.2 Egress through intervening spaces}

Proponent: Charleston Fire Department

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 25	1016.2
IFC 2018	IFC 2018 11	1016.2

Staff Comments: This modification request from the 2018 cycle intended to reverse a modification continued since 2001, on the basis that updates in the base language of the IFC had been made, and the modification was no longer needed. The request was approved as revised by the Council for the 2018 codes, and the section was reverted to the base language with the addition of an exception under number 5, and a change to Exception 2.4. This is the proposed continuation of the revised modification from 2018, and changes to the base language from the 2021 to the 2024 IFC are noted in red.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows new 2024 code section)

1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

1. *Exit access* through an enclosed elevator lobby is permitted. Where access to two or more *exits* or *exit access doorways* is required in Section 1006.2.1, access to not less than one of the required *exits* shall be provided without travel through the enclosed elevator lobbies required by Section 3006 of the South Carolina Building Code. Where the path of *exit* access travel passes through an enclosed elevator lobby, the level of protection required for the enclosed elevator lobby is not required to be extended to the *exit* unless *direct access* to an *exit* is required by other sections of this code.
2. In other than Group H occupancies, egress from a room or space ~~shall not~~ is allowed to pass through adjoining or intervening rooms or areas, ~~except where~~ provided that such adjoining rooms or areas and the area served are accessory to one or the other, ~~are not a Group H occupancy~~ and provide a discernible path of egress travel to an *exit*.
3. In Group H occupancies, egress from a room or space is allowed to pass through adjoining or intervening rooms or areas provided that such adjoining rooms or areas are the same or lesser hazard occupancy group and provide a discernible path of egress travel to an *exit*.

(Page 2 for Section 1016.2)

Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy where the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

4. An *exit access* shall not pass through a room that can be locked to prevent egress.

Exception: An electrically locked exit access door providing egress from an elevator lobby shall be permitted in accordance with Section 1010.2.14.

5. *Means of egress* from *dwelling units* or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

Exception: Dwelling units or sleeping areas in R-1 and R-2 occupancies shall be permitted to egress through other sleeping areas serving adjoining rooms that are part of the same dwelling unit or guest room.

6. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Exceptions:

1. *Means of egress* are not prohibited through a kitchen area serving adjoining rooms constituting part of the same *dwelling unit* or *sleeping unit*.
2. *Means of egress* are not prohibited through stockrooms in Group M occupancies where all of the following are met:
   - 2.1. The stock is of the same hazard classification as that found in the main retail area.
   - 2.2. Not more than 50 percent of the *exit access* is through the stockroom.
   - 2.3. The stockroom is not subject to locking from the egress side.
   - 2.4. There is a demarcated, minimum 44-inch-wide (1118 mm) aisle defined by ~~full- or partial-height fixed wall~~s a wall not less than 42 inches (1067 mm) high or similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.

2024 Code Section: 1016.2 Egress through intervening spaces

1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

1. *Exit access* through an enclosed elevator lobby is permitted. Where access to two or more *exits* or *exit access doorways* is required in Section 1006.2.1, access to not less than one of the required *exits* shall be provided without travel through the enclosed elevator lobbies required by Section 3006 of the South Carolina Building Code. Where the path of *exit* access travel passes through an enclosed elevator lobby, the level of protection required for the enclosed elevator lobby is not required to be extended to the *exit* unless *direct access* to an *exit* is required by other sections of this code.
2. In other than Group H occupancies, egress from a room or space ~~shall not~~ is allowed to pass through adjoining or intervening rooms or areas, ~~except where~~ provided that such adjoining rooms or areas and the area served are accessory to one or the other, ~~are not a Group H occupancy~~ and provide a discernible path of egress travel to an *exit*.
3. In Group H occupancies, egress from a room or space is allowed to pass through adjoining or intervening rooms or areas provided that such adjoining rooms or areas are the same or lesser hazard occupancy group and provide a discernible path of egress travel to an *exit*.

   Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy where the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

4. An *exit access* shall not pass through a room that can be locked to prevent egress.

   Exception: An electrically locked exit access door providing egress from an elevator lobby shall be permitted in accordance with Section 1010.2.14.

5. *Means of egress* from *dwelling units* or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

   Exception: Dwelling units or sleeping areas in R-1 and R-2 occupancies shall be permitted to egress through other sleeping areas serving adjoining rooms that are part of the same dwelling unit or guest room.

6. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

   Exceptions:

   1. *Means of egress* are not prohibited through a kitchen area serving adjoining rooms constituting part of the same *dwelling unit* or *sleeping unit*.
   2. *Means of egress* are not prohibited through stockrooms in Group M occupancies where all of the following are met:
      2.1. The stock is of the same hazard classification as that found in the main retail area.
      2.2. Not more than 50 percent of the *exit access* is through the stockroom.
      2.3. The stockroom is not subject to locking from the egress side.
      2.4. There is a demarcated, minimum 44-inch-wide (1118 mm) aisle defined by ~~full- or partial-height fixed wall~~s a wall not less than 42 inches (1067 mm) high or similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.

Continued

Reason: N/A

Proponent: Charleston Fire Department

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 25	1016.2
IFC 2018	IFC 2018 11	1016.2

Staff Comments: Changes made in the 2024 IBC are noted in red. Number 2 was reworded, number 3 was added with an exception, and an exception was added to number 4.

NEW MODIFICATION

2024 Code Section: 1032.11 Maintenance of the listed occupancy load signage (new section)

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This request proposes to add a new section for the maintenance for existing buildings, and by adding it, this provides AHJs the authority to ensure that the occupancy posting is maintained. This also aligns with the language from Section 1004.9 of the IFC and IBC, which addresses new construction.

Summary of Code Study Committee Actions:

8/12/2025: Modification request recommended to the Council for approval.

1032.11 Maintenance of the listed occupancy load signage. Design occupancy load maintenance: the designed occupancy load calculations shall be adhered to and posted per requirements outlined in Section 1004.1 through 1004.9. Any changes to the occupancy load shall be designed and submitted to the building department for review and approval.

Midlands Fire Marshal Association
[redacted]
Toby B Taylor, President
[redacted] [redacted]

2024 Building Code Modification Request

To whom it may concern.

My name is Toby B Taylor, I am the president of the Midlands Fire Marshal Association and have been given the authorization to present the Building Code Modifications on behalf of the association.

We have sent these modifications to the members of the association with no objects to submitting them for consideration.

The following are the board members of the association as of today, August 4th 2025:
Toby B Taylor – President
Vacant – Vice President
Kimberly Bryant – Sectary
Rodney Howell – Treasurer
Vacant – Training

These modifications have the full support of the board for the association.

Any questions please give me a call at [redacted]

Thanks
Toby B Taylor
President

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
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P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Midlands Fire Marshal Association

Address: [redacted]
Street City State Zip

Name: Toby B Taylor Title/Position: President

Phone No. [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fire Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 1032.11.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

(1032.11 Maintenance of the listed occupancy load signage.
Design occupancy load maintenance: The designed occupancy load calculations shall be adhered to and posted per requirements outlined in 1004.1 thru 1004.9. Any changes to the occupancy load shall be designed and submitted to the building department for review and approval.)

In 200 characters or less, please briefly describe the justification for this modification request.

Section 1004.9 is within the duplicated section from the SC Building Code, which is for new construction. The SC Fire Code section 1032 is added as a maintenance section for existing buildings. By adding 1032.11 to the code, this provides AHJ's the authority to ensure the occupancy posting is maintained.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
James Ballentine	Deputy Fire Marshal	RC Fire Marshal's Office	[redacted]	
Toby B Taylor	Deputy Fire Marshal	RC Fire Marshal's Office		
Kimberly Bryant	Deputy Fire Marshal	RC Fire Marshal's Office		
Rodney Howell	Deputy Fire Marshal	RC Fire Marshal's Office		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7-31-2025

Title: President

NEW MODIFICATION

2024 Code Section: 1103.8.1 Where required

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: According to a FEMA US Fire Administration Report from 2020, residential fires resulting in fatalities started most often in bedrooms (27%). According to the same report from 2021, the second leading area of fire origin in non-confined, multi-family residential building fires is the bedroom (12.6%), behind kitchen areas (33.4%). Currently, residential buildings that did not require smoke alarms in bedrooms at the time of construction are without smoke alarm protection in the bedrooms. If the bedroom door is closed, as advised in fire safety, if a fire occurs in the bedroom the occupant may not be alerted in time to escape. For the majority of multi-family residential building fires, the buildings do not have sprinkler protection (78.9%).

Staff Comments: The modification request proposes to remove exceptions one and two, and to rename exception three as exception one.

Summary of Code Study Committee Actions:

8/12/2025: Modification request recommended to the Council for approval.

1103.8.1 Where required. Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Section 907.2.11. Interconnection and power sources shall be in accordance with Sections 1103.8.2 and 1103.8.3, respectively.

Exceptions:

~~1. Where the code that was in effect at the time of construction required smoke alarms and smoke alarms complying with those requirements are already provided.~~

~~2. Where smoke alarms have been installed in occupancies and *dwellings* that were not required to have them at the time of construction, additional smoke alarms shall not be required provided that the existing smoke alarms comply with requirements that were in effect at the time of installation.~~

~~3.~~ 1. Where smoke detectors connected to a *fire alarm system* have been installed as a substitute for smoke alarms.

Midlands Fire Marshal Association
[redacted]
Toby B Taylor, President
[redacted] [redacted]

2024 Building Code Modification Request

To whom it may concern.

My name is Toby B Taylor, I am the president of the Midlands Fire Marshal Association and have been given the authorization to present the Building Code Modifications on behalf of the association.

We have sent these modifications to the members of the association with no objects to submitting them for consideration.

The following are the board members of the association as of today, August 4th 2025:
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Vacant – Vice President
Kimberly Bryant – Sectary
Rodney Howell – Treasurer
Vacant – Training

These modifications have the full support of the board for the association.

Any questions please give me a call at [redacted]

Thanks
Toby B Taylor
President

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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

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- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Midlands Fire Marshal Association

Address: [redacted]
Street City State Zip

Name: Toby B Taylor Title/Position: President

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fire Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 1103.8.1.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

1103.8.1 Where required. Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Section 907.2.11. Interconnection and power sources shall be in accordance with Sections 1103.8.2 and 1103.8.3, respectively.

Exceptions:

~~1. Where the code that was in effect at the time of construction required smoke alarms and smoke alarms complying with those requirements are already provided.~~

~~2. Where smoke alarms have been installed in occupancies and *dwellings* that were not required to have them at the time of construction, additional smoke alarms shall not be required provided that the existing smoke alarms comply with requirements that were in effect at the time of installation.~~

3. Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.

In 200 characters or less, please briefly describe the justification for this modification request.

According to a FEMA US Fire Administration Report from 2020, residential fires resulting in fatalities started most often in bedrooms (27%). According to a FEMA US Fire Administration report from 2021, the second leading area of fire origin in non-confined multifamily residential building fires is the bedroom (12.6%), behind kitchen area at 33.4%. Currently residential buildings that did not require smoke alarms in bedrooms at the time of construction are without smoke alarm protection in the bedrooms. If the bedroom door is closed, as advised in fire safety, if a fire occurs in the bedroom the occupant may not be alerted in time to escape. For the majority of multi-family residential building fires, the buildings do not have sprinkler protection (78.9%). In those buildings where sprinkler protection is not provided and smoke alarms are not required in the bedroom, this leaves

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
James Ballentine	Deputy Fire Marshal	RC Fire Marshal's Office	[redacted]	
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Kimberly Bryant	Deputy Fire Marshal	RC Fire Marshal's Office		
Rodney Howell	Deputy Fire Marshal	RC Fire Marshal's Office		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7-31-2025

Title: President

NEW MODIFICATION

2024 Code Section: 2303.2 Emergency disconnect switches

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Emergency fuel shutoff switches can be up to 100 feet away from the fuel pump they serve. Providing lettering size will ensure signs are observed during an emergency.

Staff Comments: The modification request proposes to add language to the existing section.

Summary of Code Study Committee Actions:

8/12/2025: Modification request recommended to the Council for approval.

2303.2 Emergency disconnect switches. An *approved* emergency disconnect switch shall be provided at an *approved* location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. The emergency disconnect switch for exterior fuel dispensers shall be provided with *ready access* and shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be provided with *ready access* and be installed at an *approved* location. Such devices shall be distinctly *labeled* as: "EMERGENCY FUEL SHUTOFF." Signs shall be provided in *approved* locations. The sign shall be durable with lettering not less than 2 inches in size. Letter widths, strokes and spacing shall be in proportion to their height. The sign shall be red in color with white lettering, or a white sign with red lettering. The sign shall state EMERGENCY FUEL SHUTOFF.

Midlands Fire Marshal Association
[redacted]
Toby B Taylor, President
[redacted] [redacted]

2024 Building Code Modification Request

To whom it may concern.

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Vacant – Training

These modifications have the full support of the board for the association.

Any questions please give me a call at [redacted]

Thanks
Toby B Taylor
President

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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

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- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Midlands Fire Marshal Association

Address: [redacted]
Street City State Zip

Name: Toby B Taylor Title/Position: President

Phone No. [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fire Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: (2303.2)

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

(Exterior Emergency Shutoff Signage. The sign shall be durable with lettering not less than 2 inch in size. Letter widths, strokes, and spacing shall be in proportion to their height. The sign shall be red in color with white lettering or a white sign with red lettering. The sign shall state EMERGENCY FUEL SHUTOFF.)

In 200 characters or less, please briefly describe the justification for this modification request.

Emergency fuel shut off switches can be up to 100 ft. away from the fuel pump they serve. Providing lettering size will ensure signs are observed during an emergency.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
James Ballentine	Deputy Fire Marshal	RC Fire Marshal's Office	[redacted]	
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Rodney Howell	Deputy FIre Marshal	RC Fire Marshal's Office		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7-31-2025

Title: President

CONTINUATION

2024 Code Section: 2303.2.2 Testing (new section)

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 31	2303.2.2
IFC 2018	IFC 2018 31	2303.2.2

Reason: To ensure that emergency shutoff switches operate properly during an emergency.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

2303.2.2 Testing. Emergency disconnect switches shall be tested annually by the responsible party to ensure proper operation; records of testing shall be maintained on site for inspection. For any switches determined to be faulty, the fuel pumps they serve shall be taken out of service until the emergency shutoff switch is placed back into service.

2024 Code Section: 2303.2.2 Testing

2303.2.2 Testing. Emergency disconnect switches shall be tested annually by the responsible party to ensure proper operation; records of testing shall be maintained on site for inspection. For any switches determined to be faulty, the fuel pumps they serve shall be taken out of service until the emergency shutoff switch is placed back into service.

Reason: To ensure that emergency shutoff switches operate properly during an emergency.

Proponent: Midlands Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2018	IFC 2018 31	2303.2.2

Staff Comments: No changes in the 2024 IFC.

NEW MODIFICATION

2024 Code Section: 2304.3.6 Communications

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Payphones are no longer available, and other means are having to replace these as the emergency communication device.

Staff Comments: This request proposed to replace "A telephone not requiring a coin to operate or other approved" with "An approved" at the beginning of the section, and to add a sentence at the end of the section. The Committee voted to keep the language at the beginning of the section, as written, and to add the proposed sentence at the end.

Summary of Code Study Committee Actions:

8/12/2025: Modification request recommended to the Council for approval as revised, eliminating the proposed strikethrough at the beginning of the section, but keeping the added language at the end.

2304.3.6 Communications. A telephone not requiring a coin to operate or other *approved*, clearly identified means to notify the fire department shall be provided on the site in a location *approved* by the *fire code official*. This means of communication shall be maintained and tested annually. Test records shall be maintained and submitted to the *fire code official*.

Midlands Fire Marshal Association
[redacted]
Toby B Taylor, President
[redacted] [redacted]

2024 Building Code Modification Request

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My name is Toby B Taylor, I am the president of the Midlands Fire Marshal Association and have been given the authorization to present the Building Code Modifications on behalf of the association.

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Any questions please give me a call at [redacted]

Thanks
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President

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- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Midlands Fire Marshal Association

Address [redacted]
Street City State Zip

Name: Toby B Taylor Title/Position: President

Phone No. [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fire Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 2304.3.6

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

Communications. ~~A telephone not requiring a coin to operate or other~~ An approved, clearly identified means of communications to notify the fire department shall be provided on the site in a location approved by the fire code official. (This means of communication shall be maintained and tested annually. Test records shall be maintained and submitted to the fire code official.)

In 200 characters or less, please briefly describe the justification for this modification request.

Payphones are no longer available and other means are having to replace these as the emergency communication.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

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Kimberly Bryant	Deputy Fire Marshal	RC Fire Marshal's Office		
Rodney Howell	Deputy Fire Marshal	RC Fire Marshal's Office		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7-31-2025

Title: President

CONTINUATION

2024 Code Section: 2305.5 Fire extinguishers

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 33	2305.5
IFC 2018	IFC 2018 33	2305.5

Reason: Section 906.3(2) requirements for primary class B hazards states the minimum travel distance for a primary class B fire is 50 feet. Currently, 2305.5 would allow an additional 25 feet of travel distance to the maximum travel distance allowed in Section 906.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

2305.5 Fire extinguishers. *Approved* portable fire extinguishers complying with Section 906 with a minimum rating of 2-A:20-B:C shall be provided and located such that an extinguisher is not more than ~~75 feet (22 860 mm)~~ 50 feet (15 240 mm) from pumps, dispensers or storage tank fill-pipe openings.

2024 Code Section: 2305.5 Fire extinguishers

2305.5 Fire extinguishers. *Approved* portable fire extinguishers complying with Section 906 with a minimum rating of 2-A:20-B:C shall be provided and located such that an extinguisher is not more than ~~75 feet (22 860 mm)~~ 50 feet (15 240 mm) from pumps, dispensers or storage tank fill-pipe openings.

Reason: Section 906.3(2) requirements for primary class B hazards states the minimum travel distance for a primary class B fire is 50 feet. Currently, 2305.5 would allow an additional 25 feet of travel distance to the maximum travel distance allowed in Section 906.

Proponent: Midlands Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2018	IFC 2018 33	2305.5

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: **2307.4 Location of dispensing operations and equipment**

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 34	2307.4
IFC 2018	IFC 2018 12	2307.4
IFC 2015	IFC 2015 09	2307.4
IFC 2012	IFC 2012 09	2307.4

Reason: These changes are proposed to bring IFC Chapter 23 and NFPA 58 in harmony, with respect to distance between point of transfer and exposures. The propane industry has used NFPA 58 as its standard for over 40 years in South Carolina. The modifications made are in harmony with NFPA 58 Table 6.5.3.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

2307.4 Location of dispensing operations and equipment. The point of transfer for LP-gas dispensing operations shall be separated from buildings and other exposures in accordance with NFPA 58 Table 6.7.2.1 and IFC Section 2306.7. ~~the following:~~

~~1. Not less than 25 feet (7620 mm) from buildings where the exterior wall is not part of a fire-resistance-rated assembly having a rating of 1 hour or greater.~~
~~2. Not less than 25 feet (7620 mm) from combustible overhangs on buildings, measured from a vertical line dropped from the face of the overhang at a point nearest the point of transfer.~~
~~3. Not less than 25 feet (7620 mm) from the lot line of property that can be built on.~~
~~4. Not less than 25 feet (7620 mm) from the centerline of the nearest mainline railroad track.~~
~~5. Not less than 10 feet (3048 mm) from public streets, highways, thoroughfares, sidewalks and driveways.~~
~~6. Not less than 10 feet (3048 mm) from buildings where the exterior wall is part of a fire-resistance-rated assembly having a rating of 1 hour or greater.~~

Exception: The point of transfer for LP-gas dispensing operations need not be separated from canopies that are constructed in accordance with the South Carolina Building Code and that provide weather protection for the dispensing equipment.

LP-Gas containers shall be located in accordance with Chapter 61. LP-gas storage and dispensing equipment shall be located outdoors and in accordance with Section 2306.7.

2024 Code Section: 2307.4 Location of dispensing operations and equipment

2307.4 Location of dispensing operations and equipment. The point of transfer for LP-gas dispensing operations shall be separated from buildings and other exposures in accordance with NFPA 58 Table 6.7.2.1 and IFC Section 2306.7. ~~the following:~~

1. ~~Not less than 25 feet (7620 mm) from buildings where the exterior wall is not part of a fire-resistance-rated assembly having a rating of 1 hour or greater.~~
2. ~~Not less than 25 feet (7620 mm) from combustible overhangs on buildings, measured from a vertical line dropped from the face of the overhang at a point nearest the point of transfer.~~
3. ~~Not less than 25 feet (7620 mm) from the lot line of property that can be built on.~~
4. ~~Not less than 25 feet (7620 mm) from the centerline of the nearest mainline railroad track.~~
5. ~~Not less than 10 feet (3048 mm) from public streets, highways, thoroughfares, sidewalks and driveways.~~
6. ~~Not less than 10 feet (3048 mm) from buildings where the exterior wall is part of a fire-resistance-rated assembly having a rating of 1 hour or greater.~~

Exception: The point of transfer for LP-gas dispensing operations need not be separated from canopies that are constructed in accordance with the South Carolina Building Code and that provide weather protection for the dispensing equipment.

LP-Gas containers shall be located in accordance with Chapter 61. LP-gas storage and dispensing equipment shall be located outdoors and in accordance with Section 2306.7.

Reason: These changes are made to bring IFC Chapter 23 and NFPA 58 in harmony with respect to distance between point of transfer and exposures. The propane industry has used NFPA 58 as its standard for over 40 years in South Carolina. The modifications made above are in harmony with NFPA 58 Table 6.5.3

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 34	2307.4
IFC 2018	IFC 2018 12	2307.4
IFC 2015	IFC 2015 09	2307.4
IFC 2012	IFC 2012 09	2307.4

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 2307.7 Public fueling of motor vehicles

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 35	2307.7
IFC 2018	IFC 2018 13	2307.7
IFC 2015	IFC 2015 11	2307.7
IFC 2012	IFC 2012 11	2307.6

Reason: To allow portable propane cylinders to be refilled at self-service refueling stations.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

2307.7 Public fueling of motor vehicles. ~~Self-service LP-gas dispensing systems, including key, code and card lock dispensing systems, shall be limited to the filling of permanently mounted containers providing fuel to the LP-gas powered vehicle.~~

The requirements for self-service LP-gas dispensing systems shall be in accordance with the following:

1. The arrangement and operation of the transfer of product into a vehicle shall be in accordance with this section and Chapter 61.
2. The system shall be provided with an emergency shutoff switch located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, dispensers.
3. The owner of the LP-gas motor fuel-dispensing facility or the owner's designee shall provide for the safe operation of the system and the training of users.
4. The dispenser and hose-end valve shall release not more than 1/8 fluid ounce (4 cc) of liquid to the atmosphere upon breaking the connection with the fill valve on the vehicle.
5. Portable fire extinguishers shall be provided in accordance with Section 2305.5.
6. Warning signs shall be provided in accordance with Section 2305.6.
7. The area around the dispenser shall be maintained in accordance with Section 2305.7.

2024 Code Section: 2307.7 Public fueling of motor vehicles

2307.7 Public fueling of motor vehicles. ~~Self-service LP-gas dispensing systems, including key, code and card lock dispensing systems, shall be limited to the filling of permanently mounted containers providing fuel to the LP-gas powered vehicle.~~

The requirements for self-service LP-gas dispensing systems shall be in accordance with the following:

1. The arrangement and operation of the transfer of product into a vehicle shall be in accordance with this section and Chapter 61.
2. The system shall be provided with an emergency shutoff switch located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, dispensers.
3. The owner of the LP-gas motor fuel-dispensing facility or the owner's designee shall provide for the safe operation of the system and the training of users.
4. The dispenser and hose-end valve shall release not more than 1/8 fluid ounce (4 cc) of liquid to the atmosphere upon breaking the connection with the fill valve on the vehicle.
5. Portable fire extinguishers shall be provided in accordance with Section 2305.5.
6. Warning signs shall be provided in accordance with Section 2305.6.
7. The area around the dispenser shall be maintained in accordance with Section 2305.7.

Reason: To allow portable propane cylinders to be refilled at self service refueling stations.

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 35	2307.7
IFC 2018	IFC 2018 13	2307.7
IFC 2015	IFC 2015 11	2307.7
IFC 2012	IFC 2012 11	2307.6

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 4106.6 Clearance requirements (new section)

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 07	319.11

Reason: To add a new section of code that establishes allowable distances between food trucks and similar structures.

Staff Comments: This section was moved to Chapter 41 in the 2024 IFC.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

8/12/2025: The Committee revisited the continued modification, recommended for approval to the Council on 5/20/2025, because a new request to modify this section was submitted. The Committee voted on 8/12/2025 to uphold the original recommendation of approval to the Council.

(Red text below shows changes from 2021 to 2024 code)

4106.6 Clearance Requirements. Mobile cooking operations shall be separated from buildings, structures, canopies, tents, combustible materials, vehicles, and other cooking operations by a minimum of 10 feet (3048 mm). Exhaust shall be directed away from openings, air intakes and away from any means of egress.

2024 Code Section: ~~319.11~~ 4106.6 Clearance requirements

4106.6 Clearance Requirements. Mobile cooking operations shall be separated from buildings, structures, canopies, tents, combustible materials, vehicles, and other cooking operations by a minimum of 10 feet (3048 mm). Exhaust shall be directed away from openings, air intakes and away from any means of egress.

Reason: To establish allowable distances between food trucks and similar structures.

Proponent: Midlands Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 07	319.11

Staff Comments: Changes made in the 2024 IRC are noted in red. The section was moved to Chapter 41.

NEW MODIFICATION

2024 Code Section: 4106.6 Clearance requirements

Proponent: Midlands Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: To recommend that the prior continued modification, to add Section 4106.6, not be carried over to the 2024 IFC, as NFPA 96-2024 now addresses food trucks.

Staff Comments: This section was moved to Chapter 41 in the 2024 IFC.

Summary of Code Study Committee Actions:

8/12/2025: New modification recommended to Council for disapproval, in favor of keeping the previously continued modification. Section 4106.6 will remain.

(Red text below shows changes from 2021 to 2024 code)
(Deletes without substitution)

~~**4106.6 Clearance Requirements.** Mobile cooking operations shall be separated from buildings, structures, canopies, tents, combustible materials, vehicles, and other cooking operations by a minimum of 10 feet (3048 mm). Exhaust shall be directed away from openings, air intakes and away from any means of egress.~~

Midlands Fire Marshal Association
[redacted]
Toby B Taylor, President
[redacted] [redacted]

2024 Building Code Modification Request

To whom it may concern.

My name is Toby B Taylor, I am the president of the Midlands Fire Marshal Association and have been given the authorization to present the Building Code Modifications on behalf of the association.

We have sent these modifications to the members of the association with no objects to submitting them for consideration.

The following are the board members of the association as of today, August 4th 2025:
Toby B Taylor – President
Vacant – Vice President
Kimberly Bryant – Sectary
Rodney Howell – Treasurer
Vacant – Training

These modifications have the full support of the board for the association.

Any questions please give me a call at [redacted]

Thanks
Toby B Taylor
President

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
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P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Midlands Fire Marshal Association

Address: [redacted]
Street City State Zip

Name: Toby B Taylor Title/Position: President

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fire Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 319.11

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

~~319.11 Mobile cooking operations. Mobile cooking operations shall be separated from buildings, structures, canopies, tents, combustible materials, vehicles, and other cooking operations by a minimum of 10 feet (3048 mm). Exhaust shall be directed away from openings, air intakes and away from any means of egress.~~

In 200 characters or less, please briefly describe the justification for this modification request.

Recommend South Carolina Fire Code modification 319.11 not be forwarded to the 2024 edition since it is addressed in NFPA 96 (2024 edition). (The entirety of NFPA 96 is now in for food trucks.)

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
James Ballentine	Deputy Fire Marshal	RC Fire Marshal's Office	[redacted]	
Toby B Taylor	Deputy Fire Marshal	RC Fire Marshal's Office		
Kimberly Bryant	Deputy Fire Marshal	RC Fire Marshal's Office		
Rodney Howell	Deputy Fire Marshal	RC Fire Marshal's Office		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7-31-2025

Title: President

CONTINUATION

2024 Code Section: 6101.1 Scope

Proponent: South Carolina Fire Marshals Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 38	6101.1
IFC 2018	IFC 2018 14	6101.1
IFC 2015	IFC 2015 12	6101.1
IFC 2012	IFC 2012 12	6101.1

Reason: NFPA uses the word annex, not appendix.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

6101.1 Scope. Storage, handling and transportation of liquefied petroleum gas (LP-gas) and the installation of LP-gas equipment pertinent to systems for such uses shall comply with this chapter and NFPA 58. Properties of LP-gases shall be determined in accordance with ~~Appendix~~ Annex B of NFPA 58.

2024 Code Section: 6101.1 Scope

6101.1 Scope. Storage, handling and transportation of liquefied petroleum gas (LP-gas) and the installation of LP-gas equipment pertinent to systems for such uses shall comply with this chapter and NFPA 58. Properties of LP-gases shall be determined in accordance with ~~Appendix~~ Annex B of NFPA 58.

Reason: NFPA uses the word annex not appendix.

Proponent: South Carolina Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 38	6101.1
IFC 2018	IFC 2018 14	6101.1
IFC 2015	IFC 2015 12	6101.1
IFC 2012	IFC 2012 12	6101.1

Staff Comments: No changes in the 2024 IFC.

NEW MODIFICATION

2024 Code Section: 6104.2 Maximum capacity within established limits

Proponent: Southeast Propane Alliance (SEPA)

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: The purpose of this request is to harmonize the language between the IFC and NFPA 58. There was a change in the definition of a "bulk plant" from 2000 gallons to 4000 gallons.

Summary of Code Study Committee Actions:

8/12/2025: Modification request was recommended for approval as submitted.

(red text below shows changes from 2021 to 2024 code)
(purple text below shows the proponent's changes)

6104.2 Maximum capacity within established limits. For the protection of heavily populated or congested areas, storage of liquified petroleum gas shall not exceed an aggregate capacity in any one installation of ~~2,000~~ 4000 gallons ~~(7570 L)~~ within ~~Within~~ the limits established by law ~~restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L) **[JURISDICTION TO SPECIFY]**~~ as set forth in the fire code adoption ordinance or other regulation adopted by the jurisdiction.

Exception: In particular installations, this capacity limit shall be determined by the *fire code official*, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

SOUTHEAST PROPANE ALLIANCE

[redacted]

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
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Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Southeast Propane Association

Addre[redacted] Raleigh NC 27612
City State Zip

Name: David Donahue Title/Position: Dir. of Code Compliance

Phone N[redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fire Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 6104.2

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

see attached

In 200 characters or less, please briefly describe the justification for this modification request.

Dee attached

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Dick Doorhe	Director of Code	SLPO	[redacted]	[redacted]

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7-14-21

Title: Dir of Code

Code section as modified: Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

6104.2 Maximum capacity within established limits.

Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of ~~2,000~~ (4000)gallons ~~(7570 L)~~

[JURISDICTION TO SPECIFY].

Exception: In particular installations, this capacity limit shall be determined by the *fire code official*, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

In 200 characters or less, please briefly describe the justification for this modification request.

To harmonize the codes between IFC and NFPA 58. There was a change in the definition of a "BULK PLANT" from 2000gal. to 4000gal.

CONTINUATION

2024 Code Section: 6106.1 Attendants

Proponent: South Carolina Fire Marshals Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 41	6106.1
IFC 2018	IFC 2018 17	6106.1
IFC 2015	IFC 2015 16	6106.1
IFC 2012	IFC 2012 16	6106.1

Reason: NFPA 58 Section 4.4 requires documented training every three years.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

6106.1 Attendants. Dispensing of LP-gas shall be performed by a qualified attendant that meets the requirements of this section and NFPA 58 Section 4.4.

2024 Code Section: 6106.1 Attendants

6106.1 Attendants. Dispensing of LP-gas shall be performed by a qualified attendant that meets the requirements of this section and NFPA 58 Section 4.4.

Reason: NFPA 58 Section 4.4 requires documented training every three years

Proponent: South Carolina Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 41	6106.1
IFC 2018	IFC 2018 17	6106.1
IFC 2015	IFC 2015 16	6106.1
IFC 2012	IFC 2012 16	6106.1

Staff Comments: No changes in the 2024 IFC.

NEW MODIFICATION

2024 Code Section: 6107.3 Clearance to combustibles

Proponent: Southeast Propane Alliance

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: The proposed language is the same as in NFPA 58. This requirement and its associated annex material were revised in the NFPA 58 – 2014. A reference to "weeds or long dry grass" was removed because the heat load associated with such live vegetation is unlikely to be great enough to impact the container. The intent was to prohibit the purposeful storage of combustibles and to prevent the incidental accumulation of comestibles, such as yard debris, within 10 feet (3 m) of the container.

Summary of Code Study Committee Actions:

8/12/2025: Modification request was recommended for approval.

6107.3 Clearance to combustibles. ~~Weeds, grass, brush, trash and other combustible materials shall be kept not less than 10 feet (3048 mm) from LP-gas tanks or containers.~~ Combustible materials shall not accumulate or be stored within 10 ft (3 m) of a container.

SOUTHEAST PROPANE ALLIANCE

[redacted]

South Carolina Department of Labor, Licensing and Regulation
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

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- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Southeast Propane Association

Addr [redacted] Raleigh NC 27612
Street City State Zip

Name: David Donahue Title/Position: Dir. of Code Compliance

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fire Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 6107.3

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

see attached

In 200 characters or less, please briefly describe the justification for this modification request.

Dee attached

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
David Drake	Dir of Code	EPA	[redacted]	

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7-14-25

Title: Dir of Code

Code section as modified: Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

6107.3 Clearance to combustibles.

~~Weeds, grass, brush, trash and other combustible materials shall be kept not less than 10 feet (3048 mm) from LP-gas tanks or containers.~~

Combustible materials shall not accumulate or be stored within 10 ft (3 m) of a container.

In 200 characters or less, please briefly describe the justification for this modification request.

This requirement and its associated annex material were revised in the NFPA 58 2014 edition. A reference to "weeds or long dry grass" was removed because the heat load associated with such live vegetation is unlikely to be great enough to impact the container. The intent was to prohibit the purposeful storage of combustibles and to prevent the incidental accumulation of combustibles, such as yard debris, within 10 ft (3 m) of the container.

The proposed language is the same as in NFPA 58

CONTINUATION

2024 Code Section: 6107.4 Protecting containers from vehicles (new exception)

Proponent: South Carolina Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 42	6107.4
IFC 2018	IFC 2018 18	6107.4
IFC 2015	IFC 2015 18	6107.4
IFC 2012	IFC 2012 18	6107.4

Reason: To allow the AHJ the ability to accept an alternate method of compliance through a variance.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

6107.4 Protecting containers from vehicles. Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with NFPA 58.

Exception: An alternative method may be used that meets the intent of this section with the approval of the authority having jurisdiction (AHJ).

2024 Code Section: 6107.4 Protecting containers from vehicles

6107.4 Protecting containers from vehicles. Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with NFPA 58.

Exception: An alternative method may be used that meets the intent of this section with the approval of the authority having jurisdiction (AHJ).

Reason: To allow the AHJ the ability to accept an alternate method of compliance through a variance.

Proponent: South Carolina Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 42	6107.4
IFC 2018	IFC 2018 18	6107.4
IFC 2015	IFC 2015 18	6107.4
IFC 2012	IFC 2012 18	6107.4

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 6109.13 Protection of containers

Proponent: South Carolina Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 43	6109.13
IFC 2018	IFC 2018 20	6109.13
IFC 2015	IFC 2015 22	6109.13
IFC 2012	IFC 2012 22	6109.13

Reason: To provide an alternate method of compliance.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

6109.13 Protection of containers. LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by ~~Section 6107.4.~~ the *fire code official* in accordance with Section 312 or NFPA Section 58 8.4.2.2.

Exception: Vehicle impact protection shall not be required for protection of LP-gas containers where the containers are kept in lockable, ventilated cabinets of metal construction.

2024 Code Section: 6109.13 Protection of containers

6109.13 Protection of containers. LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by ~~Section 6107.4.~~ the *fire code official* in accordance with Section 312 or NFPA Section 58 8.4.2.2.

Exception: Vehicle impact protection shall not be required for protection of LP-gas containers where the containers are kept in lockable, ventilated cabinets of metal construction.

Reason: To provide an alternate method of compliance

Proponent: South Carolina Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 43	6109.13
IFC 2018	IFC 2018 20	6109.13
IFC 2015	IFC 2015 22	6109.13
IFC 2012	IFC 2012 22	6109.13

Staff Comments: No changes in the 2024 IFC.

CONTINUATION

2024 Code Section: 6110.1 Removed from service

Proponent: South Carolina Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 44	6110.1
IFC 2018	IFC 2018 21	6110.1
IFC 2015	IFC 2015 23	6110.1
IFC 2012	IFC 2012 23	6110.1

Reason: To reflect the original intent of the section.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

8/12/2025: The Committee reconsidered this request, and made a recommendation to the Council for disapproval, in favor of the new modification request submitted for this section.

6110.1 ~~Removed from service~~ Containers not connected for service at customer locations. LP-gas containers at customers' locations that are not connected for service ~~whose use has been discontinued~~ shall comply with both ~~all~~ of the following:

~~1. Be disconnected from appliance piping.~~

~~2.~~1. Have LP-gas container outlets, except relief valves, closed and ~~or~~ plugged or capped.

~~3.~~2. Be positioned with the relief valve in direct communication with the LP-gas container vapor space.

2024 Code Section: 6110.1 Temporarily out of service

6110.1 ~~Removed from service~~ Containers not connected for service at customer locations. LP-gas containers at customers' locations that are not connected for service ~~whose use has been discontinued~~ shall comply with both ~~all~~ of the following:

~~1. Be disconnected from appliance piping.~~

~~2.~~1. Have LP-gas container outlets, except relief valves, closed and ~~or~~ plugged or capped.

~~3.~~2. Be positioned with the relief valve in direct communication with the LP-gas container vapor space.

Reason: To reflect the original intent of the section.

Proponent: South Carolina Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 44	6110.1
IFC 2018	IFC 2018 21	6110.1
IFC 2015	IFC 2015 23	6110.1
IFC 2012	IFC 2012 23	6110.1

Staff Comments: No changes in the 2024 IFC.

NEW MODIFICATION

2024 Code Section: 6110.1 Removed from service

Proponent: Southeast Propane Alliance

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: To harmonize the language between the IFC and NFPA 58.

Summary of Code Study Committee Actions:

8/12/2025: Modification request was recommended for approval as submitted.

6110.1 Removed from service. LP-gas containers ~~whose use has been discontinued~~ at customers' locations that are not connected for service shall comply with ~~all of~~ the following:

1. ~~Be disconnected from appliance piping.~~ Containers shall be located in a manner that will minimize exposure to physical damage.
2. ~~Have LP-gas container outlets, except relief valves, closed or plugged.~~ Containers shall be oriented so that the pressure relief valve remains in communication with the vapor space.
3. ~~Be positioned with the relief valve in direct communication with the LP-gas container vapor space.~~ Containers shall not be located on roofs of buildings.
4. Valve outlets on ASME containers shall be plugged or capped.
5. Where screw-on-type caps or collars are utilized on ASME containers, they shall be in place whenever this type of container is stored regardless of the fill level of the container.
6. The location of ASME containers shall comply with the "Aboveground Containers" column and the "Between Containers" column of NFPA 58 Table 6.4.1.1 with respect to important buildings and lines of adjoining property that can be built upon.
7. Where the provisions of item 6 are impractical, alternative storage locations for containers shall be approved by the authority having jurisdiction.

SOUTHEAST PROPANE ALLIANCE

[redacted]

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Southeast Propane Association

Address: [redacted] Raleigh NC 27612
Street City State Zip

Name: David Donahue Title/Position: Dir. of Code Compliance

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fire Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 6110.1

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

see attached

In 200 characters or less, please briefly describe the justification for this modification request.

Dee attached

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
David Donahue	Dir of Code	SEPA.	[redacted]	

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form are true and correct to the best of my knowledge after undertaking due diligence to determine their acc[redacted]

Sig[redacted] Date: 7-14-25

Title: Dir of Code Compliance

Code section as modified: Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

6110.1 Containers not connected for service at customer locations.

LP-gas containers at customers' locations that are not connected for service shall comply with ~~both of~~ the following:

~~1.1.Have LP-gas container outlets, except relief valves, closed and plugged or capped.~~

~~2.2.Be positioned with the relief valve in direct communication with the LP-gas container vapor space.~~

(a)Containers shall be located in a manner that will minimize exposure to physical damage.

(b)Containers shall be oriented so that the pressure relief valve remains in communication with the vapor space.

(c)Containers shall not be located on roofs of buildings.

(d)Valve outlets on ASME containers shall be plugged or capped.

(e)Where screw-on-type caps or collars are utilized on ASME containers, they shall be in place whenever this type of container is stored regardless of the fill level of the container.

(f)The location of ASME containers shall comply with the "Aboveground Containers" column and the "Between Containers" column of NFPA 58 **Table 6.4.1.1** with respect to important buildings and lines of adjoining property that can be built upon.

(g)Where the provisions of (f) are impractical, alternative storage locations for containers shall be approved by the authority having jurisdiction.

In 200 characters or less, please briefly describe the justification for this modification request.

To harmonize the codes between IFC and NFPA 58

CONTINUATION

2024 Code Section: 6111.2.1 Near residential, educational and institutional occupancies and other high-risk areas

Proponent: South Carolina Fire Marshal Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 45	6111.2.1
IFC 2018	IFC 2018 22	6111.2.1
IFC 2015	IFC 2015 24	6111.2.1
IFC 2012	IFC 2012 24	6111.2.1

Reason: To allow the fire code official to authorize a reduction of the 500-foot requirement.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

6111.2.1 Near residential, educational and institutional occupancies and other high-risk areas. LP-gas tank vehicles shall not be left unattended at any time on residential streets or within 500 feet (152 m) of a residential area, apartment or hotel complex, educational facility, hospital or care facility. Tank vehicles shall not be left unattended at any other place that would, in the opinion of the *fire code official*, pose an extreme life hazard.

Separation distance requirements may be reduced to not less than 50 feet as *approved* by the *fire code official*, based upon a completed fire safety analysis and consideration of special features such as topographical conditions, capacity of the LP-gas vehicle and the capabilities of the local fire department. The Office of the State Fire Marshal will provide an *approved* fire safety analysis to be utilized for this specific requirement.

2024 Code Section: 6111.2.1 Near residential, educational and institutional occupancies and other high-risk areas

6111.2.1 Near residential, educational and institutional occupancies and other high-risk areas. LP-gas tank vehicles shall not be left unattended at any time on residential streets or within 500 feet (152 m) of a residential area, apartment or hotel complex, educational facility, hospital or care facility. Tank vehicles shall not be left unattended at any other place that would, in the opinion of the *fire code official*, pose an extreme life hazard.

Separation distance requirements may be reduced to not less than 50 feet as *approved* by the *fire code official*, based upon a completed fire safety analysis and consideration of special features such as topographical conditions, capacity of the LP-gas vehicle and the capabilities of the local fire department. The Office of the State Fire Marshal will provide an *approved* fire safety analysis to be utilized for this specific requirement.

Reason: To allow the fire code official to authorize a reduction of the 500-foot requirement. Note: Continued modification IFC 2012 24.

Proponent: South Carolina Fire Marshal's Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFC 2021	IFC 2021 45	6111.2.1
IFC 2018	IFC 2018 22	6111.2.1
IFC 2015	IFC 2015 24	6111.2.1
IFC 2012	IFC 2012 24	6111.2.1

Staff Comments: No changes in the 2024 IFC.

NEW MODIFICATION

2024 Code Section: 6111.2.1 Near residential, educational and institutional occupancies and other high-risk areas (adds to previously-continued modification)

Proponent: Southeast Propane Alliance (SEPA)

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: The proposed language, taken from NFPA 58, will allow for parking of propane delivery vehicles 50 feet from places of assembly in certain circumstances without a FSA. This still gives the AHJ the authority to require an FSA in other circumstances.

Staff Comments: This request adds to the previously-continued modification to the same section, recommended for approval for the Council.

Summary of Code Study Committee Actions:

8/12/2025: Modification request recommended to Council for approval, adding to the prior continued modification.

(purple text below indicates language carried over by previously-continued modification)

6111.2.1 Near residential, educational and institutional occupancies and other high-risk areas. LP-gas tank vehicles shall not be left unattended at any time on residential streets or within 500 feet (152 m) of a residential area, apartment or hotel complex, educational facility, hospital or care facility. Tank vehicles shall not be left unattended at any other place that would, in the opinion of the *fire code official*, pose an extreme life hazard.

Where vehicles carrying portable containers or cargo tank vehicles of 3500 gal (13 m^3) water capacity or less are parked on streets adjacent to the driver's residence in uncongested residential areas, the parking locations shall be at least 50 ft (15 m) from a building used for assembly, institutional, or multiple residential occupancy.

Separation distance requirements may be reduced to not less than 50 feet as *approved* by the *fire code official*, based upon a completed fire safety analysis and consideration of special features such as topographical conditions, capacity of the LP-gas vehicle and the capabilities of the local fire department. The Office of the State Fire Marshal will provide an *approved* fire safety analysis to be utilized for this specific requirement.

SOUTHEAST PROPANE ALLIANCE

[redacted]

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
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P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
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- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Southeast Propane Association

Addr[redacted] Raleigh NC 27612
Street City State Zip

Name: David Donahue Title/Position: Dir. of Code Compliance

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fire Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 6111.2.1.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

see attached

In 200 characters or less, please briefly describe the justification for this modification request.

Dee attached

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
David Donske	Dir of Code	EPA	[redacted]	

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 7-14-25

Title: Dir of Code Compliance

Code section as modified: Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

6111.2.1 Near residential, educational and institutional occupancies and other high-risk areas.

LP-gas tank vehicles shall not be left unattended at any time on residential streets or within 500 feet (152 m) of a residential area, apartment or hotel complex, educational facility, hospital or care facility. Tank vehicles shall not be left unattended at any other place that would, in the opinion of the *fire code official*, pose an extreme life hazard.

Where vehicles carrying portable containers or cargo tank vehicles of 3500 gal (13 m^3) water capacity or less are parked on streets adjacent to the driver's residence in uncongested residential areas, the parking locations shall be at least 50 ft (15 m) from a building used for assembly, institutional, or multiple residential occupancy.

Separation distance requirements may be reduced to not less than 50 feet (15 240 mm) as *approved* by the *fire code official*, based upon a completed fire safety analysis and consideration of special features such as topographical conditions, capacity of the LP-gas vehicle and the capabilities of the local fire department. The Office of the State Fire Marshal will provide an *approved* fire safety analysis to be utilized for this specific requirement.

In 200 characters or less, please briefly describe the justification for this modification request.

The proposed language, taken from NFPA 58, will allow for the parking of propane delivery vehicles 50' from places of assembly in certain circumstances without a FSA. This still gives the AHJ the authority to require an FSA in other circumstances.

9.7.2.4 (NFPA 58)

Where vehicles carrying portable containers or cargo tank vehicles of 3500 gal (13 m^3) water capacity or less are parked on streets adjacent to the driver's residence in uncongested residential areas, the parking locations shall be at least 50 ft (15 m) from a building used for assembly, institutional, or multiple residential occupancy.

In remote areas, the driver's residence may be a considerable distance from bulk plant facilities; customers may also be located a considerable distance from the bulk plant, yet near the driver's residence. In these cases, the retail bulk delivery tank truck or cylinder delivery truck may be parked near the driver's home.

CONTINUATION

2024 Code Section: 202 General Definitions – Drinking Fountain

Proponent: Carolinas AGC Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 01	202

Reason: Defines modern plumbing fixtures for sanitary drinking water access to the public. The IPC recognized bottle-filling stations as an integrated function of drinking fountains.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

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202 General Definitions

DRINKING FOUNTAIN. A plumbing fixture that is connected to the potable water distribution system and the drainage system. The fixture allows the user to obtain a drink directly from a stream of flowing water without the use of any accessories. Such fixtures can be separate from or integral to a bottle-filling station.

2024 Code Section: 202 General Definitions

Drinking Fountain. A plumbing fixture that is connected to the potable water distribution system and the drainage system. The fixture allows the user to obtain a drink directly from a stream of flowing water without the use of any accessories. Such fixtures can be separate from or integral to a bottle-filling station.

Reason: Defines modern plumbing fixtures for sanitary drinking water access to the public. The IPC recognized bottle-filling stations as an integrated function of drinking fountains.

Proponent: Carolinas Associated General Contractors

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 01	202

Staff Comments: No changes in the 2024 IPC.

CONTINUATION

2024 Code Section: 202 General Definitions – Bottle-filling Station (new definition)

Proponent: Carolinas AGC, Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 02	202

Reason: Filling stations allow for transportable water, encourage water consumption, and are more sanitary than drinking fountains. They have been included in the IPC because they are more hygienic, save up to 50% of wastewater generated as compared to drinking fountains, and reflect market trends.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

---

202 General Definitions

BOTTLE-FILLING STATION. A type of water dispenser that is connected to the potable water distribution system and the drainage system. The fixture is designed and intended for automatically or manually filling personal use drinking water bottles or containers not less than 10 inches (254 mm) in height and is in compliance with the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.). Such fixtures can be separate from or integral to a drinking fountain and can incorporate a water filter and a cooling system for chilling the drinking water.

2024 Code Section: 202 General Definitions

BOTTLE-FILLING STATION. A type of water dispenser that is connected to the potable water distribution system and the drainage system. The fixture is designed and intended for automatically or manually filling personal use drinking water bottles or containers not less than 10 inches (254 mm) in height and is in compliance with the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.). Such fixtures can be separate from or integral to a drinking fountain and can incorporate a water filter and a cooling system for chilling the drinking water.

Reason: Filling stations allow for transportable water, encourage water consumption, and are more sanitary than drinking fountains. They have been included in the IPC because they are more hygienic, save up to 50% of wastewater generated as compared to drinking fountains, and reflect market trends.

Proponent: Carolinas Associated General Contractors

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 02	202

Staff Comments: No changes in the 2024 IPC.

CONTINUATION

2024 Code Section: 202 General Definitions – Water Cooler

Proponent: Carolinas AGC, Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 03	202

Reason: Defines modern plumbing fixtures for sanitary drinking water access to the public. The IPC recognized bottle-filling stations as an integrated function of drinking fountains.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

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202 General Definitions

WATER COOLER. A drinking fountain or bottle-filling station that incorporates a means of reducing the temperature of the water supplied to it from the potable water distribution system.

2024 Code Section: 202 General Definitions

WATER COOLER. A drinking fountain or bottle-filling station that incorporates a means of reducing the temperature of the water supplied to it from the potable water distribution system.

Reason: Defines modern plumbing fixtures for sanitary drinking water access to the public. The IPC recognized bottle-filling stations as an integrated function of drinking fountains.

Proponent: Carolinas AGC

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 03	202

Staff Comments: No changes in the 2024 IPC.

CONTINUATION

2024 Code Section: 202 General Definitions – Water Dispenser

Proponent: Carolinas AGC, Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 04	202

Reason: Defines modern plumbing fixtures for sanitary drinking water access to the public. The IPC recognized bottle-filling stations as an integrated function of drinking fountains.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

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202 General Definitions

WATER DISPENSER. A plumbing fixture that is automatic or manually controlled by the user for the purpose of dispensing potable drinking water into a receptacle such as a cup, glass or bottle. Such fixture is connected to the potable water distribution system of the premises. This definition includes a free-standing apparatus for the same purpose that is not connected to the potable water distribution system and that is supplied with potable water from a container, bottle or reservoir.

2024 Code Section: 202 General Definitions

WATER DISPENSER. A plumbing fixture that is automatic or manually controlled by the user for the purpose of dispensing potable drinking water into a receptacle such as a cup, glass or bottle. Such fixture is connected to the potable water distribution system of the premises. This definition includes a free-standing apparatus for the same purpose that is not connected to the potable water distribution system and that is supplied with potable water from a container, bottle or reservoir.

Reason: Defines modern plumbing fixtures for sanitary drinking water access to the public. The IPC recognized bottle-filling stations as an integrated function of drinking fountains.

Proponent: Carolinas AGC

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 04	202

Staff Comments: No changes in the 2024 IPC.

CONTINUATION

2024 Code Section: Table 403.1 Minimum Number of Required Plumbing Fixtures

Proponent: Carolinas AGC, Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 05	Table 403.1

Reason: The CDC now encourages staff and students to bring their own water to minimize use and touching of water fountains. This necessitates updates to the plumbing code in educational settings to allow for easy access to drinking water throughout the day for hydration needs. One study found that drinking fountains and manual pencil sharpener handles had more germs than any other surfaces in the classroom. Adequate water intake can positively impact children's cognitive performance, particularly short-term memory. Drinking water can also improve children's visual attention and fine motor skills.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

Add column to table titled BOTTLE FILLING STATION.

Row 3 Educational, under Bottle Filling Station column, add: 1 per 200 with placement of 1 on each floor (or wing, or other building section) and 1 in school food service areas

Table 403.1

Minimum Number of Required Plumbing Fixtures[a] (See Sections 403.1.1 and 403.2)

No.	Classification	Description	Water Closets (Urinals: See Section 424.2)		Lava tories		Bathtubs/ Showers	Drinking Fountain (See Section 410)	Other	Bottle Filling Station
			M	F	M	F				
3	Educational	Educational Facilities	1 per 50		1 per 50		–	1 per 100	1 service sink	1 per 200 with placement of 1 on each floor (or wing or other building section) and 1 in school food service areas.

2024 Code Section: Table 403.1 Minimum Number of Required Plumbing Fixtures

Add column to table titled BOTTLE FILLING STATION

Row 3 Educational, under Bottle Filling Station column, add: 1 per 200 with placement of 1 on each floor (or wing, or other building section) and 1 in school food service areas

Table 403.1

Minimum Number of Required Plumbing Fixtures[a] (See Sections 403.1.1 and 403.2)

No.	Classification	Description	Water Closets (Urinals: See Section 424.2)		Lava tories		Bathtubs/ Showers	Drinking Fountain (See Section 410)	Other	Bottle Filling Station
			M	F	M	F				
3	Educational	Educational Facilities	1 per 50		1 per 50		–	1 per 100	1 service sink	1 per 200 with placement of 1 on each floor (or wing or other building section) and 1 in school food service areas.

Reason: The CDC now encourages staff and students to bring their own water to minimize use and touching of water fountains. This necessitates updates to the plumbing code in educational settings to allow for easy access to drinking water throughout the day for hydration needs. One study found that drinking fountains and manual pencil sharpener handles had more germs than any other surfaces in the classroom. Adequate water intake can positively impact children's cognitive performance, particularly short-term memory. Drinking water can also improve children's visual attention and fine motor skills.

Proponent: Carolinas Associated General Contractors

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 05	Table 403.1

Staff Comments: No changes in the 2024 IPC.

CONTINUATION

2024 Code Section: 403.1.1 Fixture calculations

Emergency Code Modification

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 07	403.1.1

Reason: Gender-neutral gang-type bathrooms pose a serious threat to the health and safety of all by increasing the incident of sexual violence against women and children, as well as increasing the incident of wrongful accusations of assault, voyeurism, and the like. Gender-neutral gang-type bathrooms also undermine and reduce the "safe spaces" for victims of human trafficking, as well as discriminating against women and children by disproportionately decreasing the available number of bathroom spaces for women and children, while men will have access to both water closet compartments and urinal spaces. In addition, the common use sink space discriminates against women and children by disproportionately decreasing the area available for women to address personal needs, such as menstrual or other medical care, nursing and baby changing activities.

Staff Comments: The original modification requests deletes Exception 2. Exception 3 was deleted in the 2024 IPC.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

403.1.1 Fixture calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 403.1. Fractional numbers resulting from applying the fixture ratios of Table 403.1 shall be rounded up to the next whole number. For calculations involving multiple *occupancies*, such fractional numbers for each *occupancy* shall first be summed and then rounded up to the next whole number.

Exceptions:

1. The total occupant load shall not be required to be divided in half where *approved* statistical data indicate a distribution of the sexes of other than 50 percent of each sex.
2. ~~Where multiple-user facilities are designed to serve all genders, the minimum fixture count shall be calculated 100 percent, based on total occupant load. In such multiple-user facilities, each fixture type shall be in accordance with ICC A117.1 and each urinal that is provided shall be located in a stall.~~
3. ~~Distribution of the sexes is not required where single-user water closets and bathing room fixtures are provided in accordance with Section 403.1.2.~~

2024 Code Section: 403.1.1 Fixture Calculations

403.1.1 Fixture calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 403.1. Fractional numbers resulting from applying the fixture ratios of Table 403.1 shall be rounded up to the next whole number. For calculations involving multiple *occupancies*, such fractional numbers for each *occupancy* shall first be summed and then rounded up to the next whole number.

Exceptions:

1. The total occupant load shall not be required to be divided in half where *approved* statistical data indicate a distribution of the sexes of other than 50 percent of each sex.

~~2. Where multiple-user facilities are designed to serve all genders, the minimum fixture count shall be calculated 100 percent, based on total occupant load. In such multiple-user facilities, each fixture type shall be in accordance with ICC A117.1 [“and each urinal that is provided shall be located in a stall” – deleted].~~

~~3. Distribution of the sexes is not required where single-user water closets and bathing room fixtures are provided in accordance with Section 403.1.2.~~

Reason: Gender-neutral gang-type bathrooms pose a serious threat to the health and safety of all by increasing the incident of sexual violence against women and children, as well as increasing the incident of wrongful accusations of assault, voyeurism, and the like. Gender-neutral gang-type bathrooms also undermine and reduce the “safe spaces” for victims of human trafficking, as well as discriminating against women and children by disproportionately decreasing the available number of bathroom spaces for women and children, while men will have access to both water closet compartments and urinal spaces. In addition, the common use sink space discriminates against women and children by disproportionately decreasing the area available for women to address personal needs, such as menstrual or other medical care, nursing and baby changing activities.

Proponent:

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 07	403.1.1

Staff Comments: Changes made in the 2024 IPC are noted in red above. Exception 3 was deleted, but the change does not affect the modification request. Exception 2 was also modified in the 2024 IPC; however, the modification deletes that exception entirely.

CONTINUATION

2024 Code Section: 403.2 Separate facilities

Emergency Code Modification

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 08	403.2

Reason: Exception 6 is not necessary, as Exceptions 1-5 provide sufficient guidance and latitude for business, schools, churches and other similar large-capacity spaces, to provide gender-neutral spaces with adequate privacy protections.

Staff Comments: The original modification requests deletes Exception 6.

Summary of Code Study Committee Actions:

5/20/2025 - Continuation recommended to Council for approval.

(red text below shows changes from 2021 to 2024 code)

403.2 Separate facilities. Where plumbing fixtures are required, separate toilet facilities shall be provided for each sex.

Exceptions:

1. Separate toilet facilities shall not be required for dwelling units and sleeping units.
2. Separate toilet facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate toilet facilities shall not be required in mercantile *occupancies* in which the maximum occupant load is 100 or fewer.
4. Separate toilet facilities shall not be required in business *occupancies* in which the maximum occupant load is 25 or fewer.
5. Separate toilet facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 403.1.2.
6. ~~Separate toilet facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by both sexes all persons regardless of sex and privacy is provided for water closets is provided in accordance with Section 405.3.4 and for urinals in accordance with Section 405.3.5. Urinals shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall.~~

2024 Code Section: 403.2 Separate Facilities

403.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile *occupancies* in which the maximum occupant load is 100 or fewer.
4. Separate facilities shall not be required in business *occupancies* in which the maximum occupant load is 25 or fewer.
5. Separate facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 403.1.2.
6. ~~Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by [“both sexes”-deleted] all persons regardless of sex and privacy is provided for water closets [“is provided”-deleted] in accordance with Section 405.3.4, and for urinals in accordance with Section 405.3.5. [“Urinals shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall. – deleted”]~~

Reason: Exception 6 is not necessary, as Exceptions 1-5 provide sufficient guidance and latitude for business, schools, churches and other similar large-capacity spaces, to provide gender-neutral spaces with adequate privacy protections.

Proponent:

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 08	403.2

Staff Comments: Changes made in the 2024 IPC are noted in red. Minor changes were made to exception 6 in the 2024 IPC, however, this exception is deleted by SC modification and the changes are irrelevant.

CONTINUATION

2024 Code Section: 410.1 Substitution

Proponent: Carolinas AGC, Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 04	202

Reason: The CDC now encourages staff and students to bring their own water to minimize use and touching of water fountains. Bottle filling stations increase access to clean, safe drinking water. This necessitates updates to the plumbing code in educational settings to allow for easy access to drinking water throughout the day for hydration needs. Modification specifies bottle filling station must be substituted or incorporated into at least 50% of required drinking fountains in educational settings.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

410.4 Substitution. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other *occupancies* where three or more drinking fountains are required, *water dispensers* shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains. In educational settings, 50 percent of the required number of drinking fountains must incorporate a bottle-filling station.

2024 Code Section: 410.1 Substitution

410.4 Substitution. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other *occupancies* where three or more drinking fountains are required, *water dispensers* shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains. In educational settings, 50 percent of the required number of drinking fountains must incorporate a bottle-filling station.

Reason: The CDC now encourages staff and students to bring their own water to minimize use and touching of water fountains. Bottle filling stations increase access to clean, safe drinking water. This necessitates updates to the plumbing code in educational settings to allow for easy access to drinking water throughout the day for hydration needs. Modification specifies bottle filling station must be substituted or incorporated into at least 50% of required drinking fountains in educational settings.

Proponent: Carolinas AGC

Previous Code Cycles	Previous Modification Number	Previous Code Section
IPC 2021	IPC 2021 06	410.4

Staff Comments: No changes in the 2024 IPC.

CONTINUATION

2024 Code Section: 504.9.2 Duct installation

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IMC 2021	IMC 2021 01	504.9.2
IMC 2018	IMC 2018 01	504.8.2

Reason: This section is unnecessary as the manufacturer recommendations may differ from this section and should take precedence.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

504.9.2 Duct installation. Exhaust ducts shall be supported at intervals not to exceed 8 feet and within 16 inches of each side of a joint that is not installed in a vertical orientation, ~~4-foot (1219 mm) intervals and~~ secured in place, making rigid contact with the duct at not less than 4 equally spaced points or 2/3rds contact if strap is used. All brackets and strapping must be noncombustible. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. ~~Ducts shall not be joined with screws or similar fasteners that protrude more than 1/8 inch (3.2 mm) into the inside of the duct.~~ The overlap shall comply with Section 603.4.2. Ducts shall not be joined with screws or similar devices that protrude into the inside of the duct. Exhaust ducts shall be sealed in accordance with Section 603.9.

Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall allow the installation of the duct without deformation. The duct work may be ovalized as long as it terminates in an approved duct box. Minor imperfections located on the duct, in areas other than along the seam, do not constitute a violation of this section.

2024 Code Section: 504.9.2 Duct Installation

504.9.2 Duct installation. Exhaust ducts shall be supported at intervals not to exceed 8 feet and within 16 inches of each side of a joint that is not installed in a vertical orientation, ~~4 foot (1219 mm) intervals and~~ secured in place, making rigid contact with the duct at not less than 4 equally spaced points or 2/3rds contact if strap is used. All brackets and strapping must be noncombustible. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. ~~Ducts shall not be joined with screws or similar fasteners that protrude more than 1/8 inch (3.2 mm) into the inside of the duct.~~ The overlap shall comply with Section 603.4.2. Ducts shall not be joined with screws or similar devices that protrude into the inside of the duct. Exhaust ducts shall be sealed in accordance with Section 603.9.

Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall allow the installation of the duct without deformation. The duct work may be ovalized as long as it terminates in an approved duct box. Minor imperfections located on the duct, in areas other than along the seam, do not constitute a violation of this section.

Reason: This section is unnecessary as the manufacturer recommendations may differ from this section and should take precedence.

Proponent: Building Officials Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
IMC 2021	IMC 2021 01	504.9.2
IMC 2018	IMC 2018 01	504.8.2

Staff Comments: No changes in the 2024 IMC.

CONTINUATION

2024 Code Section: Table 1103.1 Refrigerant Classification, Amount and OEL

Proponent: Air Conditioning, Heating and Refrigeration Institute

Previous Code Cycles	Previous Modification Number	Previous Code Section
IMC 2021	IMC 2021 02	Table 1103.1

Reason: The proposed deletion of footnote c is to note that A2L is a classification in ASHRAE 34 by itself. It is no longer identified as a subclass of 2. ASHRAE 34 changed the classification of 2Ls in 2018 to a full group resulting in A2L and B2L classification of refrigerants.

Staff Comments: Footnote c was deleted in the 2024 IMC, making this modification unnecessary.

Summary of Code Study Committee Actions:

5/20/2025 - Continuation recommended to Council for disapproval.

(red text shows changes from 2021 to 2024 code)

Footnote:

~~c. The ASHRAE Standard 34 flammability classification for this refrigerant is 2L, which is a subclass of Class 2.~~

2024 Code Section: Table 1103.1 Refrigerant Classification Amount and OEL

Footnote:
~~c. The ASHRAE Standard 34 flammability classification for this refrigerant is 2L, which is a subclass of Class 2.~~

Reason: The change to Table 1103.1, footnote c, is to note that A2L is a classification in ASHRAE 34 by itself. It is no longer identified as a subclass of 2. ASHRAE 34 changed the classification of 2Ls in 2018 to a full group resulting in A2L and B2L classification of refrigerants.

Proponent: Air Conditioning, Heating and Refrigeration Institute

Previous Code Cycles	Previous Modification Number	Previous Code Section
IMC 2021	IMC 2021 02	Table 1103.1

Staff Comments: Changes made in the 2024 IMC are noted in red above. The previous modification removed the phrase “which is a subclass of Class 2” from the end of the footnote, and footnote c was since deleted in the 2024 IMC. This modification is no longer necessary. Please review.

NEW MODIFICATION

2024 Code Section: Table 1103.1 Refrigerant Classification, Amount and OEL

Proponent: Daikin Comfort Technologies Manufacturing, Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Errors exist in Table 1103.1 of the 2024 IMC, which came from the 2022 edition of ASHRAE 34. These errors have been corrected in the 2024 edition of ASHRAE 34, but are not reflected in Table 1103.1 of the 2024 IMC. The changes have been approved for the 2027 IMC using ASHRAE 34-2024 as the referenced standard in Chapter 15, and those change are reflected in ICA – TSG-000001 – Toto – ASHRAE – 2024 IMC. This proposal is to correct those incorrect values within the Table in accordance with ASHRAE 34-2024.

Staff Comments: This modification will also affect Chapter 15 Referenced Standards, and the Committee requested that the Building Codes Council reconsider this modification with the intention of addressing the ASHRAE 15 and 34 standards in Chapter 15 as well.

Summary of Code Study Committee Actions:

8/12/2025: Committee recommended this new modification for approval, with the intent that the Building Codes Council will address the references to ASHRAE 15 and 34 in Chapter 15.

(red text shows changes from 2021 to 2024 code)

Table 1103.1 Refrigerant Classification, Amount and OEL

See ICA-TSG-000001 – Toto – ASHRAE – 2024 IMC (5th page) for list of refrigerants that need critical date updated for several A2L refrigerants.

TABLE 1103.1-REFRIGERANT CLASSIFICATION, AMOUNT AND OEL-continued

CHEMICAL REFRIGERANT	FORMULAS	CHEMICAL NAME OF BLENDS	REFRIGERANT SAFETY GROUP CLASSIFICATION	AMOUNT OF REFRIGERANT PER OCCUPIED SPACE						
				RCL			LFL			OEL
				Lb/MCf	ppm	g/m³	Lb/MCf	ppm	g/m³	ppm
R-444A	zeotrope	R-32/152a/1234ze(E) (12.0/5.0/83.0)	A2L	~~5.1~~5.0	21,000	~~81~~80	19.9	82,000	~~324.8~~319.4	850
R-444B	zeotrope	R-32/152a/1234ze(E) (41.5/10.0/48.5)	A2L	4.3	23,000	~~69~~70	17.3	93,000	~~277.3~~278.1	930
R-445A	zeotrope	R-744/134a/1234ze (E) (6.0/9.0/85.0)	A2L	~~4.2~~5.4	16,000	~~67~~87	~~2.7~~21.6	63,000	347.4	930
R-446A	zeotrope	R-32/1234ze(E)/600 (68.0/29.0/3.0)	A2L	~~2.5~~3.7	~~16,000~~23,000	~~39~~59	~~13.5~~14.8	~~62,000~~93,000	~~217.4~~237.7	960
R-447A	zeotrope	R-32/125/1234ze(E) (68.0/3.5/28.5)	A2L	~~2.6~~5.2	~~16,000~~32,000	~~42~~83	~~18.9~~20.6	~~65,000~~128,000	~~303.5~~331.4	960
R-447B	zeotrope	R-32/125/1234ze(E) (68.0/8.0/24.0)	A2L	~~2.6~~4.8	~~16,000~~30,000	~~42~~78	~~20.6~~19.5	121,000	312.7	970
R-451A	zeotrope	R-1234yf/134a (89.8/10.2)	A2L	~~5.0~~5.3	18,000	81	~~20.3~~21.3	~~70,000~~74,000	~~326.6~~341	530
R-451B	zeotrope	R-1234yf/134a (88.8/11.2)	A2L	5.0	18,000	81	~~20.3~~21.3	~~70,000~~74,000	~~326.6~~341.6	530
R-454A	zeotrope	R-32/1234yf (35.0/65.0)	A2L	~~3.2~~4.4	~~16,000~~21,000	~~52~~70	~~18.3~~17.5	~~63,000~~84,000	~~293.9~~281.4	690
R-454B	zeotrope	R-32/1234yf (68.9/31.1)	A2L	~~3.1~~4.6	~~19,000~~29,000	~~49~~74	~~22.0~~18.5	~~77,000~~115,000	~~352.6~~296.8	850
R-454C	zeotrope	R-32/1234yf (21.5/78.5)	A2L	~~4.4~~4.6	19,000	~~71~~73	~~18.0~~18.2	~~62,000~~77,000	~~289.5~~291.7	620
R-455A	zeotrope	R-744/32/1234yf (3.0/21.5/75.5)	A2L	~~4.9~~6.8	~~22,000~~30,000	~~79~~108	26.9	118,000	432.1	650

(portions of table not shown remain unchanged)

[redacted]

Date: 8/4/2025

Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr.
Columbia, SC 29210

Subject: Submittal of Mechanical Code Change Proposals
Submitter: Robert Glass, Director of Regulatory Affairs – Daikin Comfort Technologies

To Whom It May Concern:

On behalf of Daikin Comfort Technologies (Daikin), I am submitting the enclosed mechanical code change proposals for consideration by the South Carolina Building Codes Council. These proposals are being submitted in accordance with the instructions and requirements outlined in the "Building Code Modification Request" form, attached.

I, Robert Glass, certify that I am authorized to submit these code change proposals on behalf of Daikin. As the designated representative, I have reviewed all information and documentation accompanying this submission and affirm its accuracy and completeness to the best of my knowledge.

We believe the proposed changes will enhance the health, safety, and economic well-being of the public, in keeping with the mission of the South Carolina Department of Labor, Licensing and Regulation. Detailed justifications and supporting documents for each proposed code modification are included, as required.

Should you need any additional information or clarification, please do not hesitate to contact me at (205) 860-0551 pr Robert.Glass@daikincomfort.com.

Thank you for your consideration of these proposals.

Sincerely,

[redacted]

Robert Glass
Director of Regulatory Affairs
Daikin Comfort Technologies
12680 Lock 15 Road,
Tuscaloosa, AL 35406

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Daikin Comfort Technologies Manufacturing Inc.

Address: [redacted]
Street City State Zip

Name: Robert Glass Title/Position: Director of Regulatory Affairs

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Mechanical Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: Table 1103.1.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

Table 1103.1

Please See ICA-TSG-000001 - Toto - ASHRAE - 2024 IMC (5th page) for list of refriergants that need critical date updated for several A2L refrigerants.

In 200 characters or less, please briefly describe the justification for this modification request.

Errors exist in Table 1103.1 in the 2024 IMC. These errors came from ASHRAE 34-2022. These errors have been corrected in ASHRAE 34-2024. These refriergants have been approved for the 2027 IMC using the ASHRAE 34-2024 as a referenced stand in Chapter 15. South Carolina has also noted that it intends to amend Chapter 15 in the IMC to update ASHRAE 15-2022 to the ASHRAE 15-2024 and ASHRAE 34-2022 to the ASHRAE 34-2024. While we agree with referencing these latest ASHRAE standards, Table 1103.1 in the 2024 IMC still contains errors. This propsal is to update those refrigerants to the corrected values as noted in the ICA - TSG-000001 - Toto - ASHRAE - 2024 IMC,

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Andrew Klein	Consulting Engineer	A S Klein Engineering, PLLC representing AHRI	[redacted]	
Robert Glass	Director fo Regulatory Affairs	Daikin Comfort Technologies		
Tom Deary	Sr. Director of Codes	AHRI		
Amanda Hickman	President	The Hickman Group		
Dominique T.	Sr. Fellow	Carrier Global Corp		
Harshad I.	Research Engineer	Rheem Mfg. Co		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 8/4/2025

Title: Director of Regulatory Affairs

Wednesday, February 19, 2025

ICC Interim Critical Amendment (ICA)

This is the starting point to request an interim code amendment to an existing code outside of the normal code development cycle. You can refer to ICC's CP-28 Section 2.3.

This online form takes you through the process to submit an interim critical amendment request.

Critical Nature

By definition the proposed amendment is required outside of the normal code development cycle because it is an issue of a critical nature and is an immediate threat to health and safety that warrants a timelier response than allowed by the Code Development Process schedule.

The proposed change:

Corrects an error or omission overlooked during the regular code cycle

Mitigates a previously unknown hazard

[redacted]

Scale of the problem/risk

Local (single state)

Local (multiple states / regions)

National

Global

Submitter Information

This section collects required information for the submitter seeking an ICA.

Name Emily Toto

Email [redacted]

Phone Number [redacted]

Who are you representing? ASHRAE

Represented Entity

You stated that you are representing an entity other than yourself. The following information identified with an "*" is required to process your request for an ICA.

Are you legal a representative for that entity? No

Represented Entity's Address [redacted]

Represented Entity's Email [redacted]

Represented Entity's Phone Number [redacted]

Requested Amendment Information

The following information is required to process the request for an ICA.

I-Code(s) Impacted

IMC (International Mechanical Code)

Sections of the selected I-Code Impacted

Table 1103.1

Suggested New Language

Please see attached pdf

Justification for the change.

Please be as succinct as possible describing why the ICA needed now and cannot be processed during the normal code development process.

Justification

The 2024 edition of the International Mechanical Code (IMC) was updated to include reference to the 2022 edition of ASHRAE Standard 34. Additionally, Table 1103.1 was also updated to align with the latest information, at that time, from ASHRAE Standard 34. As part of this effort, values for Refrigerant Concentration Limits (RCLs) and Lower Flammability Limits (LFLs) were also included in this table, as were new refrigerants from the 2022 edition of ASHRAE Standard 34.

Unfortunately, the 2022 edition of ASHRAE Standard 34 contained errors for a number of these newly incorporated refrigerant properties. As such, updates to Table 1103.1 are needed to resolve potential safety concerns that may now arise from the use of incorrect RCLs and LFLs for Safety Group A2L refrigerant blends that were adopted into the 2024 edition of the IMC. Given the ongoing transition towards Safety Group A2L refrigerants, which are classified as having “Lower Flammability” per ASHRAE Standard 34, the need for these changes is critical.

ASHRAE Standard 15, ASHRAE Standard 15.2, and UL/CSA 60335-2-40 all rely on the correct values listed in ASHRAE Standard 34. The IMC requires mechanical equipment to be installed in accordance with the manufacturer's instructions. The installation instructions are based on UL/CSA 60335-2-40. This will result in a conflict with the values listed in the IMC resulting in confusion with the Code Official regarding enforcement. This adds to the need for these critical changes.

Errors in some of the refrigerant properties for A2L refrigerant blends were unintentionally propagated in ASHRAE Standard 34. Code change proposals submitted to ICC for consideration by the IMC Code Change Committee were believed to contain accurate refrigerant property information, based on published values in the 2022 edition of ASHRAE Standard 34. Once these errors were discovered, corrective action was taken by SSPC34, as demonstrated by the publication of Addendum a to the 2022 edition of ASHRAE Standard 34. Regrettably, these errors were not discovered and corrected in time for the 2024 edition of the IMC, which included updates based on the 2022 edition of ASHRAE Standard 34. A proposal to update the refrigerant properties in Table 1103.1 has been submitted by ASHRAE for the 2027 IMC. The Code Change Committee recommended approval of the changes to update this table. However, this does not rectify the values that currently exist in the 2024 edition of this code.

References to the refrigerant quantities in Table 1103.1, based on either RCL or LFL, are used repeatedly throughout Chapter 11 of the IMC, such as for classifying low-probability systems (e.g., Section 1103.3.1), determining when components need to be located outdoors or in machinery rooms (Section 1104.2), charge limits for Institutional Occupancies (e.g., Section 1104.2.1), A2L machinery room detector activation levels (e.g., Table 1106.4.2), exceptions for refrigerant pipe shafts (e.g., Section 1109.2.5), and

for refrigerant test gas concentrations for factory test procedures (e.g., Section 1110.4). They are also used throughout safety standards, such as ASHRAE Standard 15, as a basis for leak mitigation actions. As such, it is imperative that these values are correct.

Some of the errors identified by this ICA include larger RCLs or LFLs in Table 1103.1. These errors may lead to Code Officials erroneously approving larger refrigerant charge sizes for air conditioning and refrigeration (ACR) systems than would be allowed by safety standards, such as ASHRAE Standard 15 and UL/CSA 60335-2-40. This could result in the erosion of safety factors designed to prevent flammable concentrations of refrigerant from forming in a space. This could also result, for example, in the use of improper settings for refrigerant detection levels in machinery rooms, impeding the effective use of ventilation as a life saving measure. Going forward, the corrections proposed by this ICA to Table 1103.1 would help prevent the use of incorrect values of RCL and LFL that could lead to unsafe installations of ACR systems using Group A2L refrigerants.

Additionally, the EPA's Technology Transition Rule imposed a 700 GWP limit for most new air conditioning system installations, starting January 1, 2025. As such, air conditioning equipment manufacturers have now shifted to the use of A2L refrigerants in new systems. Given the passing of this deadline, and with states now adopting or using the 2024 edition of the IMC, the changes provided by this ICA are urgently required. As the values of RCL and LFL are key to safety mitigations used in next generation ACR system installations, this ICA will help to ensure a safe and effective refrigerant transition.

Finally, a similar proposal (TIA 003-24) was submitted to and unanimously approved by the UMC Technical Committee of IAPMO for both Technical Merit and Emergency Nature and issued by the IAPMO Standards Council on November 06, 2024.

Date Required

Identify the date that this ICA is required by to avoid the issues noted in your justification. Please be sure to explain in your justification above why this date is required. Some ICA's are not needed currently but are needed before next expected publish date of the normal development cycle. If it is needed now, please just select today's date.

Date

Wednesday, February 19, 2025

Supporting Documents

[redacted]

Written Endorsement

You need to have the written endorsement of two (2) members from the relevant code development committees that are responsible for the affected code sections.

If you have those available now, please provide them now. If you do not have those now, you can submit those later via email to codeapps@iccsafe.org.

If you do not have contact information for the relevant committee members the ICC staff will send your ICA request to them to see if any are interested in endorsing the proposed ICA. We will contact you after we hear from the committee members as to their position on the ICA submitted. Additionally, your contact information will be provided to the relevant committee members so they can reach out directly to you with any questions.

Written Endorsement Method

I do not have contact information for the relevant committees and wish for the ICC staff to submit this ICA to the committee members on my behalf.

Signature (I authorize the ICC Staff to submit this ICA request packet to the relevant committee's members asking for endorsement support of the proposed changes.)



ICA Submission ID #ICA-TSG-000001

Interim Critical Amendment (ICA) to the 2024 International Mechanical Code (IMC)

Reference Code Section: 2024 IMC Table 1103.1

Submitter Name: [redacted]
Company:
Phone Number:
Date: February 19, 2025

Proposed language for ICA:

Revise Table 1103.1 as follows:

TABLE 1103.1-REFRIGERANT CLASSIFICATION, AMOUNT AND OEL-continued

CHEMICAL REFRIGERANT	FORMULAS	CHEMICAL NAME OF BLENDS	REFRIGERANT SAFETY GROUP CLASSIFICATION	AMOUNT OF REFRIGERANT PER OCCUPIED SPACE						
				RCL			LFL			OEL
				Lb/MCf	ppm	g/m³	Lb/MCf	ppm	g/m³	ppm
R-444A	zeotrope	R-32/152a/1234ze(E) (12.0/5.0/83.0)	A2L	~~5.1~~5.0	21,000	~~81~~80	19.9	82,000	~~324.8~~319.4	850
R-444B	zeotrope	R-32/152a/1234ze(E) (41.5/10.0/48.5)	A2L	4.3	23,000	~~69~~70	17.3	93,000	~~277.3~~278.1	930
R-445A	zeotrope	R-744/134a/1234ze (E) (6.0/9.0/85.0)	A2L	~~4.2~~5.4	16,000	~~67~~87	~~2.7~~21.6	63,000	347.4	930
R-446A	zeotrope	R-32/1234ze(E)/600 (68.0/29.0/3.0)	A2L	~~2.5~~3.7	~~16,000~~23,000	~~39~~59	~~13.5~~14.8	~~62,000~~93,000	~~217.4~~237.7	960
R-447A	zeotrope	R-32/125/1234ze(E) (68.0/3.5/28.5)	A2L	~~2.6~~5.2	~~16,000~~32,000	~~42~~83	~~18.9~~20.6	~~65,000~~128,000	~~303.5~~331.4	960
R-447B	zeotrope	R-32/125/1234ze(E) (68.0/8.0/24.0)	A2L	~~2.6~~4.8	~~16,000~~30,000	~~42~~78	~~20.6~~19.5	121,000	312.7	970
R-451A	zeotrope	R-1234yf/134a (89.8/10.2)	A2L	~~5.0~~5.3	18,000	81	~~20.3~~21.3	~~70,000~~74,000	~~326.6~~341	530
R-451B	zeotrope	R-1234yf/134a (88.8/11.2)	A2L	5.0	18,000	81	~~20.3~~21.3	~~70,000~~74,000	~~326.6~~341.6	530
R-454A	zeotrope	R-32/1234yf (35.0/65.0)	A2L	~~3.2~~4.4	~~16,000~~21,000	~~52~~70	~~18.3~~17.5	~~63,000~~84,000	~~293.9~~281.4	690
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R-455A	zeotrope	R-744/32/1234yf (3.0/21.5/75.5)	A2L	~~4.9~~6.8	~~22,000~~30,000	~~79~~108	26.9	118,000	432.1	650

(portions of table not shown remain unchanged)

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Substantiation

The 2024 edition of the International Mechanical Code (IMC) was updated to include reference to the 2022 edition of ASHRAE Standard 34. Additionally, Table 1103.1 was also updated to align with the latest information, at that time, from ASHRAE Standard 34. As part of this effort, values for Refrigerant Concentration Limits (RCLs) and Lower Flammability Limits (LFLs) were also included in this table, as were new refrigerants from the 2022 edition of ASHRAE Standard 34.

Unfortunately, the 2022 edition of ASHRAE Standard 34 contained errors for a number of these newly incorporated refrigerant properties. As such, updates to Table 1103.1 are needed to resolve potential safety concerns that may now arise from the use of incorrect RCLs and LFLs for Safety Group A2L refrigerant blends that were adopted into the 2024 edition of the IMC. Given the ongoing transition towards Safety Group A2L refrigerants, which are classified as having “Lower Flammability” per ASHRAE Standard 34, the need for these changes is critical.

ASHRAE Standard 15, ASHRAE Standard 15.2, and UL/CSA 60335-2-40 all rely on the correct values listed in ASHRAE Standard 34. The IMC requires mechanical equipment to be installed in accordance with the manufacturer's instructions. The installation instructions are based on UL/CSA 60335-2-40. This will result in a conflict with the values listed in the IMC resulting in confusion with the Code Official regarding enforcement. This adds to the need for these critical changes.

Critical Nature

In accordance with ICC’s CP#28-05 – Code Development procedures, this proposal qualifies as an Interim Critical Amendment (ICA) by meeting factors **a** and **c** of **Section 2.3.2.3**.

a) The proposed ICA corrects an error or an omission that was overlooked during the regular code development process.

&

c) The proposed ICA mitigates a previously unknown hazard.

Errors in some of the refrigerant properties for A2L refrigerant blends were unintentionally propagated in ASHRAE Standard 34. Code change proposals submitted to ICC for consideration by the IMC Code Change Committee were believed to contain accurate refrigerant property information, based on published values in the 2022 edition of ASHRAE Standard 34. Once these errors were discovered, corrective action was taken by SSPC34, as demonstrated by the publication of Addendum a to the 2022 edition of ASHRAE Standard 34. Regrettably, these errors were not discovered and corrected in time for the 2024 edition of the IMC, which included updates based on the 2022 edition of ASHRAE Standard 34. A proposal to update the refrigerant properties in Table 1103.1 has been submitted by ASHRAE for the 2027 IMC. The Code Change Committee recommended approval of the changes to update this table. However, this does not rectify the values that currently exist in the 2024 edition of this code.

References to the refrigerant quantities in Table 1103.1, based on either RCL or LFL, are used repeatedly throughout Chapter 11 of the IMC, such as for classifying low-probability systems (e.g., Section 1103.3.1), determining when components need to be located outdoors or in machinery rooms (Section 1104.2), charge limits for Institutional Occupancies (e.g., Section 1104.2.1), A2L machinery room detector activation levels (e.g., Table 1106.4.2), exceptions for refrigerant pipe shafts (e.g., Section 1109.2.5), and for refrigerant test gas concentrations for factory test procedures (e.g., Section 1110.4). They are also used throughout safety standards, such as ASHRAE Standard 15, as a basis for leak mitigation actions. As such, it is imperative that these values are correct.

Some of the errors identified by this ICA include larger RCLs or LFLs in Table 1103.1. These errors may lead to Code Officials erroneously approving larger refrigerant charge sizes for air conditioning and refrigeration (ACR) systems than would be allowed by safety standards, such as ASHRAE Standard 15 and UL/CSA 60335-2-40. This could result in the erosion of safety factors designed to prevent flammable concentrations of refrigerant from forming in a space. This could also result, for example, in the use of improper settings for refrigerant detection levels in machinery rooms, impeding the effective use of ventilation as a life saving measure. Going forward, the corrections proposed by this ICA to Table 1103.1 would help prevent the use of incorrect values of RCL and LFL that could lead to unsafe installations of ACR systems using Group A2L refrigerants.

Additionally, the EPA's Technology Transition Rule imposed a 700 GWP limit for most new air conditioning system installations, starting January 1, 2025. As such, air conditioning equipment manufacturers have now shifted to the use of A2L refrigerants in new systems. Given the passing of this deadline, and with states now adopting or using the 2024 edition of the IMC, the changes provided by this ICA are urgently required. As the values of RCL and LFL are key to safety mitigations used in next generation ACR system installations, this ICA will help to ensure a safe and effective refrigerant transition.

Finally, a similar proposal (TIA 003-24) was submitted to and unanimously approved by the UMC Technical Committee of IAPMO for both *Technical Merit* and *Emergency Nature* and issued by the IAPMO Standards Council on November 06, 2024.

Submitter signature: 

Date: 2/19/2025

CONTINUATION

2024 Code Section: 1104.3.1 Air conditioning for human comfort

Proponent: Air Conditioning, Heating and Refrigeration Institute

Previous Code Cycles	Previous Modification Number	Previous Code Section
IMC 2021	IMC 2021 02	Table 1103.1

Reason: The continued modification request was originally submitted to address the use of A2L refrigerants in high-probability (direct) air conditioning systems for human comfort, until the ICC could adopt update language in the 2024 IMC.

Staff Comments: The base language in the 2024 IMC was updated, and now meets the intent of the proposed continuation. The modification does not need to be continued.

Summary of Code Study Committee Actions:

5/20/2025: Tabled and referred back to the proponent (AHRI) for review of the changes to this section.

8/12/2025: Continuation recommended to the Council for disapproval, as the changes to the 2024 IMC negate the need for the modification to continue.

(red text shows changes from 2021 to 2024 code)

1104.3.1 Air conditioning for human comfort. High probability systems used for human comfort shall use Group A1 or A2L refrigerant. ~~In other than industrial *occupancies* where the quantity in a single independent circuit does not exceed the amount in Table 1103.1, Group B1, B2 and B3 refrigerants shall not be used in high-probability systems for air conditioning for human comfort.~~

Exceptions:

1. Equipment *listed* for and used in residential *occupancies* containing a maximum of 6.6 pounds (3 kg) of refrigerant.
2. Equipment *listed* for and used in commercial *occupancies* containing a maximum of 22 pounds (10 kg) of refrigerant.
3. Industrial *occupancies*.

2024 Code Section: 1104.3.1 Air conditioning for human comfort

1104.3.1 Air conditioning for human comfort. High probability systems used for human comfort shall use Group A1 or A2L refrigerant. ~~In other than industrial *occupancies* where the quantity in a single independent circuit does not exceed the amount in Table 1103.1, Group B1, B2 and B3 refrigerants shall not be used in high-probability systems for air conditioning for human comfort.~~

Exceptions:

1. Equipment *listed* for and used in residential *occupancies* containing a maximum of 6.6 pounds (3 kg) of refrigerant.
2. Equipment *listed* for and used in commercial *occupancies* containing a maximum of 22 pounds (10 kg) of refrigerant.
3. Industrial *occupancies*.

Reason: The proposed changes to Sections 1104.3.1 and 1104.3.2 have been adopted by ICC for the 2024 IMC. These changes are necessary to fully recognize the use of A2L refrigerants in high probability (direct) air conditioning systems for human comfort. Table 1104.3.2 is deleted in its entirety because the requirements are adequately address in the modified Sections 1104.3.1 and 1104.3.2.

Proponent: Air Conditioning, Heating and Refrigeration Institute

Previous Code Cycles	Previous Modification Number	Previous Code Section
IMC 2021	IMC 2021 03	1104.3

Staff Comments: Changes made in the 2024 IMC are noted in red above. Changes to the 2024 IMC negate the need for the modification. Please review.

NEW MODIFICATION

2024 Code Section: 1109.2.5 Refrigerant pipe shafts

Proponents: Johnson & Associates Consulting Services and Poole and Poole Architecture

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: To align the language in the 2024 IMC with ASHRAE 15 and 34. ICC code change M74-24 makes the same changes proposed here, and is on the consent agenda for the 2027 IMC. According to the original proponent of the ICC request, the limit in Exception 2 to only A1 refrigerants was put into the 2021 and 2024 editions of the IMC in error.

Staff Comments: The Committee heard testimony for both new modification requests for this section before making a motion.

Summary of Code Study Committee Actions:

8/12/2025 – Committee recommended disapproval for the new modification from Poole and Poole Architecture, and recommended to approve the new modification from Johnson & Associates Consulting Services.

1109.2.5 Refrigerant pipe shafts. Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in a fire-resistance-rated shaft enclosure. The fire-resistance-rated shaft enclosure shall comply with Section 713 of the *International Building Code*.

Exceptions:

1. *Refrigeration* systems using R-718 refrigerant (water).
2. Piping in a direct refrigeration system ~~using Group A1 refrigerant~~ where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. Piping located on the exterior of the *building* where vented to the outdoors.

April 18, 2025

South Carolina Building Codes Council (SCBCC)

Via email

To the SCBCC:

Johnson & Associates is a code consulting practice – or entity – that provides representation for materials, components, and methods used in the construction industry as well as for designers and industry associations. As such we have a vested interest in the subject matter regulated by the Codes.

As the principal consultant and owner of *Johnson & Associates,* I have full authority to submit a code modification proposal on behalf of the practice.

In addition to the cover letter I have provided a completed code modification form and sufficient documentation to fully explain and justify the proposed amendment.

Please note that in addition to the provided documentation, the states of Georgia, Minnesota, New York, Ohio, and Oregon; and the North Texas Council of Governments have all made the proposed amendment to the 2024 International Mechanical Code or have published notices of intent to do so.

This an opportunity to save many thousands of dollars on multifamily housing projects with no negative impact on life-safety. Designer clients of *Johnson & Associates* report savings of around $250K for a 300-unit multifamily building where unneeded A2L refrigerant pipe shafts are not required.

We look forward to participating in SCBCC's code modification process.

Regards,



Greg Johnson
Principal Consultant
Johnson & Associates Consulting Services





South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Johnson & Associates Consulting Services

Address: [redacted]
Street City State Zip

Name: Greg Johnson Title/Position: Principal Consultant

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Mechanical Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: Section 1109.2.5, Exception 2.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

1109.2.5 Refrigerant pipe shafts.

Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in a fire-resistance-rated shaft enclosure. The fire-resistance-rated shaft enclosure shall comply with Section 713 of the International Building Code.

Exceptions:

1. Refrigeration systems using R-718 refrigerant (water).

2. Piping in a direct refrigeration system ~~using Group A1 refrigerant~~ where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.

3. Piping located on the exterior of the building where vented to the out'/doors.

1109.2.5: Refrigerant pipe shafts. INSIGHTS

Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in a fire-resistance-rated shaft enclosure. The fire-resistance-rated shaft enclosure shall comply with Section 713 of the *International Building Code*.

Exceptions:

1. *Refrigeration* systems using R-718 refrigerant (water).
2. Piping in a direct **refrigeration** system using Group A1 refrigerant where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. Piping located on the exterior of the *building* where vented to the outdoors.

› INSIGHTS (1)

In 200 characters or less, please briefly describe the justification for this modification request.

REASON/INTENT: The limit in Exc. 2 of Sec. 1109.2.5 to only A1 refrigerants was put in the 2021/2024 IMC in error according to the proponent of the change. It is inconsistent w/ ASHRAE 15, the Safety Standard for Refrigeration Systems.

ICC code change M75-24 does the same thing as this proposed modification. M75 is on the consent agenda for the 2027 IMC, so what is being proposed is the same as what the 2027 IMC will be.

See additional documentation.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Greg Johnson	Principal consultant	Johnson & Associates Consulting Services	[redacted]	

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: April 18, 2025

Title: Principal Consultant

M75-24

IMC®: 1109.2.5

Proponents: Greg Johnson, Johnson & Associates Consulting Services, National Multifamily Housing Council (gjohnsonconsulting@gmail.com); Vladimir G. Kochkin, National Association of Home Builders - NAHB, NAHB (vkochkin@nahb.org); Andrew Klein, A S Klein Engineering, PLLC, BOMA International (andrew@asklein.com); Emily Toto, ASHRAE, ASHRAE (etoto@ashrae.org)

2024 International Mechanical Code

Revise as follows:

1109.2.5 Refrigerant pipe shafts. Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in a fire-resistance-rated shaft enclosure. The fire-resistance-rated shaft enclosure shall comply with Section 713 of the International Building Code.

Exceptions:

1. *Refrigeration* systems using R-718 refrigerant (water).
2. Piping in a direct refrigeration system ~~using Group A1 refrigerant~~ where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. Piping located on the exterior of the *building* where vented to the outdoors.

Reason: JOHNSON: This will make the IMC consistent with Section 9.12.1.5 of ASHRAE 15-2022. Note that IMC Section 1109.2.2 still requires piping protection, either within building elements or protective enclosures.

TOTO: This section was added to the IMC before the completion of the changes to ASHRAE 15. ASHRAE 15 removed the limitation in exception 2 as applying only to Group A1 refrigerants. It was determined that any refrigerant meeting the limitations of Table 1103.1 are safe to install without a shaft enclosure. This modification is consistent with ASHRAE 15-2022.

Cost Impact: Decrease

Estimated Immediate Cost Impact:

JOHNSON: Costs are estimated to be reduced by roughly $1,000 per piping run per floor of an R-2 multifamily building.
TOTO: This may reduce the cost of construction by eliminating the shaft requirements for all refrigerants that do not exceed the safe limitations in the code. $22,400 estimated avoided total cost per mechanical room.

Estimated Immediate Cost Impact Justification (methodology and variables):

JOHNSON: Lineal feet of shaft-wall system avoided estimated to be 20 feet. Height of ceiling estimated to be 9 feet. Cost of installed shaft system estimated to be $7.00 per square foot. 20 X 9 X $7 = $960. $960 was rounded to $1,000.
TOTO: This change provides a lower cost alternative to the installation of a pipe shaft. Assumed area of avoided shaft wall system = 10 ft high X 40 lineal ft ($ sided enclosure) = 400 sf of shaft wall area. Assume shaft liner wall board is $34 per sf (kamcoboston.com), assume shaft framing materials are $8 per sf (schillings.com), assume $4 per sf labor (forbes.com), = $56 per sf for installed shaft wall without finishing. $56 per sf X 400 sf = **$22,400 estimated avoided total cost per mechanical room.**

Estimated Life Cycle Cost Impact:

JOHNSON: N/A

Estimated Life Cycle Cost Impact Justification (methodology and variables):

JOHNSON: N/A

JB ENGINEERING AND CODE CONSULTING, P.C.
[redacted]

JULIUS A. BALLANCO, P.E.
President

July 10, 2024

Refrigerant Piping Connecting (or Passing Through) Multiple Floor Levels
Based on ASHRAE 15 with a Reference to the ICC International Mechanical Code

Executive Summary: Where refrigerant piping passes through different floor levels in a building, design professionals have the option of locating the piping in a fire-resistance rated pipe shaft, or within the building elements with each floor/ceiling penetration properly protected.

The 2021 and 2024 editions of the ICC International Mechanical Code have a limitation on refrigeration systems using Group A1 refrigerants for exceptions to the pipe shaft requirements. This limitation was only proposed, but not accepted, by ASHRAE 15. The limitation is being removed in the 2027 edition of the Mechanical Code. Code Officials should accept the allowance of the exceptions for any system, in accordance with alternative approval.

Pipe Shaft Option: When refrigerant piping is located in a pipe shaft, the Building Code regulates the fire-resistant rating of the shaft. Shafts that connect three stories or less must be 1 hour fire-resistance rated. Shafts connecting four or more stories must be 2-hour fire-resistance rated. Every pipe penetration of the shaft wall, whether horizontal or vertical, must be protected with a through penetration pipe protection to maintain the fire-resistance rating of the shaft.

When the refrigerant piping contains a Group A2L refrigerant, the pipe shaft must be ventilated. The ventilation can either be by natural or mechanical means. If natural ventilation is selected, a 4-inch round duct or pipe must be at the base of the shaft and open to the outdoors. There must also be an opening at the top of the shaft, to allow the free flow of air for natural ventilation.

If the shaft is mechanically ventilated, a refrigerant detector is required at the base of the shaft to detect any leaking refrigerant, thus activating the mechanical ventilation. The ventilation rate is based on the inside area of the shaft. ASHRAE 15 specifies the ventilation rate for the given size of the shaft.

Penetration Protection Option: Piping is typically enclosed within the building elements. Refrigerant piping may also be enclosed within the building elements. Where the refrigerant piping passes through a floor/ceiling assembly, the annular space around the pipe must be protected with a through penetration protection means. This is typically accomplished with a fire rated caulking material.

If the refrigerant piping passes through a fire-resistance rated wall assembly, the annular space must be protected with a through penetration protection means. The through penetration protection must be the same or higher rating than the wall assembly.

Substantiation Detailing the Executive Summary

The refrigerant piping requirements in the 2022 edition of ASHRAE 15 have been completely rewritten. The new requirements were developed by the Refrigerant Piping Working Group of SSPC 15. Many of the piping requirements remain the same as previous editions of the standard, merely coordinated into a new format.

One of the issues that appears confusing is the installation of refrigerant piping between multiple floors, specifically three or more floors. Section 9.12.1.5 states, in part, "*Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in a fire-resistance-rated shaft enclosure. The fire-resistance-rated shaft enclosure shall comply with the requirements of the building code."*

The following section, 9.12.1.5.1, lists alternatives to installing refrigerant piping in a fire-resistance rated shaft. The second item listed for shaft alternatives states, "*Piping in a high-probability system where the refrigerant concentration does not exceed the amounts shown in ASHRAE Standard 34[3], Table 4-1 or 4-2, for the smallest occupied space through which the piping passes*."

While both Section 9.12.1.5 and 9.12.1.5.1 appear to be new requirements, they are actually a rewrite of Section 8.10.3 of the 2019 and prior editions of ASHRAE 15. Rather than including exceptions to the shaft requirements, the new Section 9.12.1.5.1 uses the term, "shaft alternative." In effect, shaft alternatives are exceptions to the shaft requirements.

The requirement for a pipe shaft dates back to when the Building Code mandated pipe shafts where piping extended three or more stories in a building. The 1984 BOCA Building Code had the following statement in Section 1410.4:

Section 1410.4 Ducts and pipe shafts: *In all buildings other than buildings of Use Group R-3, vertical pipes arranged in groups of two or more which penetrate two or more floors and occupy and area of more than 1 square foot …. shall be enclosed by construction having a fireresistance rating specified in Table 401.*

It should be noted that Use Group R-3 is the classification for one- and two-family dwellings.

Section 9.12.2.2 of ASHRAE 15 specifies requirements to ventilate a pipe shaft where refrigerant piping using Group A2L refrigerants is used. Shaft ventilation can be accomplished by either natural or mechanical means. For natural ventilation, Item a of Section 9.12.2.2 requires a minimum of a 4-inch diameter pipe, duct, or conduit at the lowest point of the shaft and open to the outdoors. A means of make up air must be at the top of the shaft.

Mechanical ventilation, identified in Item b of Section 9.12.2.2, is based on the area of the pipe shaft. Table 9-12 specifies the minimum ventilation rate. A pipe shaft of 20 square inches or less requires a minimum of 100 cfm of ventilation. A pipe shaft greater than 20 square inches, and less than or equal to 250 square inches, requires a minimum of 200 cfm of ventilation.

A pipe shaft remains an option for enclosing refrigerant piping. The ICC International Building Code has the following requirement for a shaft fire-resistance rating:

713.4 Fire-resistance rating. *Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.1.*

By 1987, all of the model building codes were revised to remove the mandatory requirement for a pipe shaft. A pipe shaft was still permitted as an optional design, however, the building codes added extensive pipe penetration requirements for floor/ceiling penetrations when a pipe shaft is not installed. Those requirements remain in the current ICC International Building Code. Section 714 specifies penetration protection requirements. When a through penetration firestop system is used to protect the annular space, the system must be tested to ASTM E814 or UL 1479.

There are special exceptions for penetrations of copper and steel pipe 6 inches in diameter or less. When passing through concrete or masonry, the annular space can be filled with mortar, provided the penetration does not allow the passage of smoke or flame.

Item b in Section 9.12.1.5.1 of ASHRAE 15 is consistent with the International Building Code allowance for multi-floor piping with penetration protection rather than a pipe shaft. ASHRAE 15 directs the user to the Building Code to determine the requirements for penetration protection.

When utilizing Item b in Section 9.12.1.5.1, the design professional must perform an analysis of the potential leak of refrigerant into the smallest space in which the piping passes. The 2022 edition of ASHRAE 15 added new requirements for analyzing potential refrigerant leaks. This included the addition of effective dispersal volume charge (EDVC), as well as, effective dispersal volume (EDV). Section 7.2.3.1.1 added exempted spaces when determining the EDV. The section reads, "*The areas that contain only continuous refrigerant piping, or contain only joints and connections that have been tested in accordance with Section 9.13, are exempt from the effective dispersal volume calculation unless these areas are part of connected spaces per Section 7.2.3.2*."

Section 9.13, referenced in the exempted spaces section, is the new robust testing requirements for field installed refrigerant piping. Testing is required for all field installed refrigerant piping, hence, if the piping installation complies with ASHRAE 15, spaces containing only the piping, including joints and connections, are exempt from the EDV calculations.

Where the refrigerant piping, connecting three or more stories, is not located in a fire-resistance rated shaft, Item b of Section 9.12.1.5.1 requires an analysis of the leak potential into the spaces in which the piping passes through. However, Section 7.2.3.2 exempts spaces from the EDV calculation if the space only contains tested refrigerant piping, joints, and connections. When installed in such a manner, the International Building Code requires all pipe penetrations of floor/ceiling assemblies to be properly protected.

ICC International Mechanical Code: At the time the ASHRAE SSPC 15 Refrigerant Piping Working Group began rewriting the refrigerant piping requirements in ASHRAE 15, it was noted that the refrigerant piping requirements in the 2018 edition of the ICC International Mechanical Code were woefully inadequate. A code change was submitted, using an early draft of the changes to the refrigerant piping requirements in

ASHRAE 15. Included in that early draft were the refrigerant pipe shaft provisions listed as Section 1109.2.5. Rather than shaft alternatives, the code change listed exceptions to a refrigerant pipe shaft section.

The second exception in the proposed code change added a limitation as only being applicable to refrigeration systems using Group A1 refrigerants. The exception reads:

2. Piping in a direct system using Group A1 refrigerant where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.

This limitation for systems using Group A1 refrigerants was part of a very large code change. Most of the emphasis and review were of the other sections in the proposed change. Exception 2 was not identified in the code change substantiation, nor was it discussed during testimony on the code change.

SSPC 15 Refrigerant Piping Working Group had nine revisions to the original draft of the piping requirements. During those revisions, the limitation for shaft alternatives to only systems using Group A1 refrigerants was removed. There was no technical justification for limiting the shaft alternative to a single group of refrigerants. With the anticipated increased use of Group A2L refrigerants, it was noted that the shaft alternative must also apply to these refrigeration systems.

When the exception to Section 1109.2.5 was added to the 2021 ICC International Mechanical Code, the code became inconsistent with ASHRAE 15. The 2019 edition of ASHRAE 15 did not include the update from the Refrigerant Piping Working Group, however, the standard always permitted the shaft exception for a system using any refrigerant.

The final approval of the refrigerant piping rewrite to ASHRAE 15 occurred in the early part of 2022, after the final consideration of code changes to the 2024 ICC International Mechanical Code. In accordance with ASHRAE policy, a code change could not be submitted to ICC to correct exception 2 to Section 1109.2.5 since the piping change had not been accepted by ASHRAE.

The 2022 edition of ASHRAE 15, which is referenced in the 2024 edition of the ICC International Mechanical Code, updated the refrigerant piping requirements. The shaft alternatives allowable for all refrigerants was included in the 2022 edition of ASHRAE 15. Thus, there is a conflict between the Mechanical Code and the referenced standards regarding the exception or alternative to refrigerant pipe shafts.

The SSPC 15 Code Change Working Group noted this conflict and proposed a change, M75-24, to the 2027 edition of the ICC International Mechanical Code to remove the limitation applying to only Group A1 refrigerants. Code change M75-24, sponsored by ASHRAE and others, was unanimously approved by the Mechanical Code Committee. The result of this code change will make the Mechanical Code consistent with ASHRAE 15 regarding the allowance of the exception, or shaft alternative, being applicable to all refrigeration systems.

It is appropriate for code officials to grant an alternative approval in accordance with Section 104.2.3 of the ICC International Mechanical Code. The alternative approval would be to allow the use of Exception 2 to Section 1109.2.5 as applying to a refrigeration system using any refrigerant. The alternative approval would be consistent with ASHRAE 15 and the 2027 edition of the ICC International Mechanical Code.

Summary: ASHRAE 15 grants the design professional the option to install refrigerant piping in a fire-resistance rated shaft, or to protect every floor/ceiling penetration in accordance with the Building Code. Code Officials enforcing the 2021 or 2024 edition of the ICC International Mechanical Code should grant an alternative approval for refrigeration systems using refrigerants, other than Group A1 refrigerants, to not be located in a pipe shaft based on the requirements in ASHRAE 15.

Respectfully submitted,

[redacted]

Julius Ballanco, P.E.
President

(Note: Julius Ballanco was the Chair of the SSPC 15 Refrigerant Piping Working Group and proponent of the ICC refrigerant piping code change.)

POOLE & POOLE ARCHITECTURE

South Carolina Building Council (SCBCC)
110 Centerview Dr
Columbia, SC 29210

July 18, 2025

SCBCC,

Poole and Poole Architecture is an Architecture firm primarily designing multi-family projects throughout the Mid Atlantic and southeastern part of the United States. As such we have a vested interest in the Building Codes and their impact on our Projects.

As a Project Manager and Senior Associate at Poole and Poole, I have authority to submit a Code Modification proposal on behalf of our practice.

Attached are the necessary forms and documentation to fully explain and justify the proposed Code Modification.

This proposed modification has been submitted by several entities and firms that are affected by the Section in question and many jurisdictions are already allowing alternate methods to satisfy ASHRAE 15 and to eliminate the shaft requirement.

The requirement for the shafts for refrigerant should be based on the amount being charged and in accordance with the levels of ASHRAE 15 and ASHRAE 34. This is a modification to the Code that is expected to be included in the 2027 IMC and 2027 IFC. Currently, and for 2024, there is a clear misalignment between the 2024 IMC and ASHRAE 15. Many jurisdictions already accept alternate methods of compliance using calculations to show the refrigerant charges for multi-family projects are not greater than the allowable charge limits listed by ASHRAE 15.

Please reach out to me if you have any follow up questions.

Warm regards.

[redacted]

Glenn Allison, AIA

[redacted]

South Carolina Department of Labor, Licensing and Regulation
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Poole and Poole Architecture

Address: [redacted]
Street City State Zip

Name: Glenn Allison Title/Position: Project Manager

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Mechanical Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 2021 IMC 1109.2.5.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in a fire resistance-rated shaft enclosure. The fire-resistance-rated shaft enclosure shall comply with Section 713 of the South Carolina Building Code.

Exceptions:

1. Systems using R-178 refrigerant (water).
2. Piping in a direct system using A1 refrigerant where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes
3. Piping located on the exterior of the building where vented to the outdoors.

(Add Exception 4)
4.Refrigerant piping shall not be required to be inside a fire-resistance-rated-shaft enclosure provided it meets the requirements of the current edition of ASHRAE 15 and ASHRAE 34.)

In 200 characters or less, please briefly describe the justification for this modification request.

1. The refrigerant line sets and systems in this Project are charged below the allowable quantities listed in ASHRAE 15 and ASHRAE 34. See attached calculations from the Engineer of Record.

2. The proposed modification aligns with both ASHRAE 15 and ASHRAE 34.

3. This proposed modification aligns with future ICC Building Code releases. (2027)

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Craig Blythe	SC Professional Engineer License # 30179	Phillips Gradick Engineering	[redacted]	
Dave Kelly	President	Poole and Poole Architecture		
Glenn Allison	Project Manager	Poole and Poole Architecture		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: July 18, 2025

Title: Project Manager, Senior Associate

1109.2.5 Refrigerant pipe shafts. INSIGHTS

Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in a fire-resistance-rated shaft enclosure. The fire-resistance-rated shaft enclosure shall comply with Section 713 of the *International Building Code*.

Exceptions:

1. Systems using R-718 refrigerant (water).
2. Piping in a direct system using Group A1 refrigerant where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. Piping located on the exterior of the building where vented to the outdoors.

R 27SPA6 EAT PUMPS R454B)	SYSTEM (FT^2)	HT. (FT)	VOLUME (FT^3)[1]	V_{eff} (FT^3)[1]	R-32 [2]	R-454B [2]	R-32[2]	R-454B [2]	EQ. 7-3a EDVC= RCL x V_{eff} X F_{occ}	EQ. 7-3a EDVC= RCL x V_{eff} X F_{occ}	EQ. 7-8 EDVC= V_{eff} x LFL x CF x F_{occ}	EQ. 7-8 EDVC= V_{eff} x LFL x CF x F_{occ}	VERTICAL (FT)	HORIZONTAL (FT)	CHARGE (LBS)
(1.5 TONS)	642	9.0	0.0	5,778	4.8	3.1	19.1	22.0	27.7	17.9	55.2	63.6	75.0	25.0	6.5
(1.5 TONS)	584	9.0	0.0	5,256	4.8	3.1	19.1	22.0	25.2	16.3	50.2	57.8	75.0	25.0	6.5
(1.5 TONS)	483	9.0	0.0	4,347	4.8	3.1	19.1	22.0	20.9	13.5	41.5	47.8	75.0	25.0	6.5
(1.5 TONS)	483	9.0	0.0	4,347	4.8	3.1	19.1	22.0	20.9	13.5	41.5	47.8	75.0	25.0	6.5
(1.5 TONS)	774	9.0	0.0	6,966	4.8	3.1	19.1	22.0	33.4	21.6	66.5	76.6	75.0	25.0	6.5
(1.5 TONS)	708	9.0	0.0	6,372	4.8	3.1	19.1	22.0	30.6	19.8	60.9	70.1	75.0	25.0	6.5
(1.5 TONS)	759	9.0	0.0	6,831	4.8	3.1	19.1	22.0	32.8	21.2	65.2	75.1	75.0	25.0	6.5
(1.5 TONS)	754	9.0	0.0	6,786	4.8	3.1	19.1	22.0	32.6	21.0	64.8	74.6	75.0	25.0	6.5
(1.5 TONS)	775	9.0	0.0	6,975	4.8	3.1	19.1	22.0	33.5	21.6	66.6	76.7	75.0	25.0	6.5
(1.5 TONS)	708	9.0	0.0	6,372	4.8	3.1	19.1	22.0	30.6	19.8	60.9	70.1	75.0	25.0	6.5
(1.5 TONS)	775	9.0	0.0	6,975	4.8	3.1	19.1	22.0	33.5	21.6	66.6	76.7	75.0	25.0	6.5
(1.5 TONS)	708	9.0	0.0	6,372	4.8	3.1	19.1	22.0	30.6	19.8	60.9	70.1	75.0	25.0	6.5
(1.5 TONS)	774	9.0	0.0	6,966	4.8	3.1	19.1	22.0	33.4	21.6	66.5	76.6	75.0	25.0	6.5
(1.5 TONS)	775	9.0	0.0	6,975	4.8	3.1	19.1	22.0	33.5	21.6	66.6	76.7	75.0	25.0	6.5
(1.5 TONS)	747	9.0	0.0	6,723	4.8	3.1	19.1	22.0	32.3	20.8	64.2	74.0	75.0	25.0	6.5
(1.5 TONS)	735	9.0	0.0	6,615	4.8	3.1	19.1	22.0	31.8	20.5	63.2	72.8	75.0	25.0	6.5
(1.5 TONS)	686	9.0	0.0	6,174	4.8	3.1	19.1	22.0	29.6	19.1	59.0	67.9	75.0	25.0	6.5
(1.5 TONS)	974	9.0	0.0	8,766	4.8	3.1	19.1	22.0	42.1	27.2	83.7	96.4	55.0	25.0	6.5
(2.0 TONS)	1136	9.0	0.0	10,224	4.8	3.1	19.1	22.0	49.1	31.7	97.6	112.5	65.0	25.0	5.4
(2.0 TONS)	1204	9.0	0.0	10,836	4.8	3.1	19.1	22.0	52.0	33.6	103.5	119.2	65.0	25.0	5.4
(2.0 TONS)	1204	9.0	0.0	10,836	4.8	3.1	19.1	22.0	52.0	33.6	103.5	119.2	65.0	25.0	5.4
(2.0 TONS)	1204	9.0	0.0	10,836	4.8	3.1	19.1	22.0	52.0	33.6	103.5	119.2	65.0	25.0	5.4
(2.0 TONS)	1204	9.0	0.0	10,836	4.8	3.1	19.1	22.0	52.0	33.6	103.5	119.2	65.0	25.0	5.4
(2.0 TONS)	1204	9.0	0.0	10,836	4.8	3.1	19.1	22.0	52.0	33.6	103.5	119.2	65.0	25.0	5.4
(2.0 TONS)	1204	9.0	0.0	10,836	4.8	3.1	19.1	22.0	52.0	33.6	103.5	119.2	65.0	25.0	5.4
(2.0 TONS)	1237	9.0	0.0	11,133	4.8	3.1	19.1	22.0	53.4	34.5	106.3	122.5	65.0	25.0	5.4
(2.0 TONS)	1136	9.0	0.0	10,224	4.8	3.1	19.1	22.0	49.1	31.7	97.6	112.5	65.0	25.0	5.4
(2.0 TONS)	1167	9.0	0.0	10,503	4.8	3.1	19.1	22.0	50.4	32.6	100.3	115.5	65.0	25.0	5.4
(2.0 TONS)	1167	9.0	0.0	10,503	4.8	3.1	19.1	22.0	50.4	32.6	100.3	115.5	65.0	25.0	5.4
(2.0 TONS)	1005	9.0	0.0	9,045	4.8	3.1	19.1	22.0	43.4	28.0	86.4	99.5	65.0	25.0	5.4
(2.0 TONS)	962	9.0	0.0	8,658	4.8	3.1	19.1	22.0	41.6	26.8	82.7	95.2	65.0	25.0	5.4
(2.0 TONS)	1225	9.0	0.0	11,025	4.8	3.1	19.1	22.0	52.9	34.2	105.3	121.3	65.0	25.0	5.4
(2.0 TONS)	1226	9.0	0.0	11,034	4.8	3.1	19.1	22.0	53.0	34.2	105.4	121.4	65.0	25.0	5.4
(2.0 TONS)	1138	9.0	0.0	10,242	4.8	3.1	19.1	22.0	49.2	31.8	97.8	112.7	65.0	25.0	5.4
(2.0 TONS)	1341	9.0	0.0	12,069	4.8	3.1	19.1	22.0	57.9	37.4	115.3	132.8	65.0	25.0	5.4
(2.0 TONS)	1018	9.0	0.0	9,162	4.8	3.1	19.1	22.0	44.0	28.4	87.5	100.8	65.0	25.0	5.4
(2.5 TONS)	1492	9.0	0.0	13,428	4.8	3.1	19.1	22.0	64.5	41.6	128.2	147.7	65.0	25.0	6.1
(2.5 TONS)	1490	9.0	0.0	13,410	4.8	3.1	19.1	22.0	64.4	41.6	128.1	147.5	65.0	25.0	6.1

FECTIVE DISPERSAL VOLUME (V_{eff}) SHALL BE BASED ON THE OCCUPIED OR NON-OCCUPIED SPACE SERVED BY A REFRIGERATION SYSTEM. THE VOLUME OF ALL CONNECTED SPACES VIA DUCTED AIR DISTRIBUTION SYSTEM ARE INCLUDED. THE ADDITIONAL VOLUME OF DU
D AND THE ADDITIONAL VOLUME ISN'T NEEDED TO COMPLY. ALL WORST CASE SYSTEMS WITH LONGEST ESTIMATED LINESETS AND SMALLEST V_{eff} HAVE BEEN INCLUDED IN THIS TABLE. DUCTLESS SPLIT SYSTEMS STILL ALLOWED TO USE R-410A REFRIGERANT ARE NOT IN

OM ASHRAE 34-2022 TABLES 4-1 AND 4-2. R-454B REFRIGERANT IS USED BY SEVERAL APPROVED MANUFACTURERS AND R-32 IS USED BY SEVERAL OTHER APPROVED MANUFACTURERS. NO OTHER TYPE OF REFRIGERANT WILL BE ACCEPTABLE FOR USE ON THESE SYSTEI

3.1 AND EQ. 7-3a, ON ALL REFRIGERATION SYSTEMS, THE MAX CHARGE PERMITTED FOR AN EFFECTIVE DISPERSAL VOLUME SHALL BE CALCULATED AS RCL * V_{eff} * OCCUPANCY ADJUSTMENT FACTOR (F_{occ}) OF 1.

6.1 AND EQ. 7-8, FOR SYSTEMS WITH AIR CIRCULATION INITIATED BY A REFRIGERANT DETECTOR IN COMPLIANCE WITH SECTION 7.6.2.4, THE MAX CHARGE OF ANY INDEPENDENT CIRCUIT OF EACH SYSTEM (EDVC)SHALL BE CALCULATED AS V_{eff} X LFL X CONCENTRATION FA

ACCEPTABLE IF THE MAX EDVC VALUES ALLOWED BY EQ. 7-3a AND EQ. 7-8 ARE GREATER THAN THE CALCULATED TOTAL SYSTEM + ADDITIONAL LINESET CHARGE. LINESETS ARE ALSO NOT REQUIRED TO BE LOCATED IN MACHINERY ROOMS AS LONG AS MAX EDVC VALUES

T OF LINESET, SO THAT LENGTH HAS BEEN SUBTRACTED FROM THE TOTAL ESTIMATED LENGTH WITH CALCULATING THE TOTAL EDVC. LINSET LENGTHS SHOWN ARE THE LONGEST ESTIMATED LENGTHS FOR UNIT TYPE LOCATED ANYWHERE IN THE BUILDING.

6.2.3, DUCTED HVAC SYSTEMS WITH A RELEASABLE REFRIGERANT CHARGE MORE THAN 4.0 LBS AND WITH ANY DUCT OPENINGS LESS THAN 5.9 FT AFF OR DUCTED SYSTEMS WHERE SPACES CONNECTED TO THE SAME SUPPLY AIR DUCT ARE USED AS THE DISPERSAL FLO
RAL REFRIGERANT DETECTION SYSTEM PROVIDED BY THE SYSTEM MANUFACTURER. THIS WILL BE REQUIRED ON ALL SYSTEMS FOR THIS PROJECT AS BOTH SITUATIONS OCCUR. BASIS OF DESIGN SYSTEMS HAVE REQUIRED INTEGRAL REFRIGERANT DETECTORS PROVID

NEW MODIFICATION

2024 Code Section: 1109.3.2 Shaft ventilation (first request)

Proponent: Daikin Comfort Technologies Manufacturing, Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This proposal means to build on the modification request for Section 1109.2.5, if approved by the Council, and addresses those situations where refrigerant pipe shafts for A2L refrigerants would no longer be required, because the maximum amount of refrigerant that could be released would be within the safe release limits specified by Table 1103.1. If the Council upholds the Committee's recommendations for Section 1109.2.5, but the designer choose to run A2L refrigerant piping in a shaft anyway, for ease of construction, the requirements of Section 1109.3.2 should not apply. A refrigerant leak in a no-required shaft would be no more hazardous than a refrigerant leak in a stud cavity. If the stud cavity would not require ventilation and drainage, then a non-required shaft should not require ventilation and drainage.

Staff Comments: This request was submitted to add the word "Required" at the beginning of Section 1109.3.2. The Committee heard testimony for both new modification requests to this section, submitted by the same proponent, before making a recommendation for each request. This document represents the first request only.

Summary of Code Study Committee Actions:

8/12/2025 – Committee recommended disapproval of the new modification.

1109.3.2 Shaft ventilation. Required ~~R~~refrigerant pipe shafts with systems using Group A2L or B2L refrigerant shall be naturally or mechanically ventilated. Refrigerant pipe shafts with one or more systems using any Group A2, A3, B2 or B3 refrigerant shall be continuously mechanically ventilated and shall include a refrigerant detector. The shaft ventilation exhaust outlet shall comply with Section 501.3.1. Naturally ventilated shafts shall have a pipe, duct or conduit not less than 4 inches (102 mm) in diameter that connects to the lowest point of the shaft and extends to the outdoors. The pipe, duct or conduit shall be level or pitched downward to the outdoors. Mechanically ventilated shafts shall have a minimum airflow velocity in accordance with Table 1109.3.2. The mechanical ventilation shall be continuously operated or activated by a refrigerant detector. Systems utilizing a refrigerant detector shall activate the mechanical ventilation at a maximum refrigerant concentration of 25 percent of the lower flammable limit of the refrigerant. The detector, or a sampling tube that draws air to the detector, shall be located in an area where refrigerant from a leak will concentrate. The shaft shall not be required to be ventilated for double-wall refrigerant pipe where the interstitial space of the double-wall pipe is vented to the outdoors.

Date: 8/4/2025

Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr.
Columbia, SC 29210

Subject: Submittal of Mechanical Code Change Proposals
Submitter: Robert Glass, Director of Regulatory Affairs – Daikin Comfort Technologies

To Whom It May Concern:

On behalf of Daikin Comfort Technologies (Daikin), I am submitting the enclosed mechanical code change proposals for consideration by the South Carolina Building Codes Council. These proposals are being submitted in accordance with the instructions and requirements outlined in the "Building Code Modification Request" form, attached.

I, Robert Glass, certify that I am authorized to submit these code change proposals on behalf of Daikin. As the designated representative, I have reviewed all information and documentation accompanying this submission and affirm its accuracy and completeness to the best of my knowledge.

We believe the proposed changes will enhance the health, safety, and economic well-being of the public, in keeping with the mission of the South Carolina Department of Labor, Licensing and Regulation. Detailed justifications and supporting documents for each proposed code modification are included, as required.

Should you need any additional information or clarification, please do not hesitate to contact me at (205) 860-0551 pr Robert.Glass@daikincomfort.com.

Thank you for your consideration of these proposals.

Sincerely,

Robert Glass
Director of Regulatory Affairs
Daikin Comfort Technologies

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Daikin Comfort Technologies Manufacturing Inc.

Address: [redacted]
Street City State Zip

Name: Robert Glass Title/Position: Director of Regulatory Affairs

Phone No.: [redacted] Email Addres [redacted]

Please select the applicable code to be modified: 2024 International Mechanical Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 1109.3.2.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

1109.3.2 Shaft Ventilation

Please See Attachment.

In 200 characters or less, please briefly describe the justification for this modification request.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Andrew Klein	Consulting Engineer	A S Klein Engineering, PLLC representing AHRI	[redacted]	
Robert Glass	Director fo Regulatory Affairs	Daikin Comfort Technologies		
Tom Deary	Sr. Director of Codes	AHRI		
Amanda Hickman	President	The Hickman Group		
Dominique T.	Sr. Fellow	Carrier Global Corp		
Harshad I.	Research Engineer	Rheem Mfg. Co		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 8/4/2025

Title: Director of Regulatory Affairs

Appendix 1 – Formatted proposed language and rationale

PROPOSED LANGUAGE:

1109.3.2 Shaft ventilation.

~~Refrigerant~~ **Required refrigerant** pipe shafts with systems using Group A2L or B2L refrigerant shall be naturally or mechanically ventilated. Refrigerant pipe shafts with one or more systems using any Group A2, A3, B2 or B3 refrigerant shall be continuously mechanically ventilated and shall include a refrigerant detector. The shaft ventilation exhaust outlet shall comply with Section 501.3.1. Naturally ventilated shafts shall have a pipe, duct or conduit not less than 4 inches (102 mm) in diameter that connects to the lowest point of the shaft and extends to the outdoors. The pipe, duct or conduit shall be level or pitched downward to the outdoors. Mechanically ventilated shafts shall have a minimum airflow velocity in accordance with Table 1109.3.2. The mechanical ventilation shall be continuously operated or activated by a refrigerant detector. Systems utilizing a refrigerant detector shall activate the mechanical ventilation at a maximum refrigerant concentration of 25 percent of the lower flammable limit of the refrigerant. The detector, or a sampling tube that draws air to the detector, shall be located in an area where refrigerant from a leak will concentrate. The shaft shall not be required to be ventilated for double-wall refrigerant pipe where the interstitial space of the double-wall pipe is vented to the outdoors.

REASON:

This is a companion proposal to a proposal to amend IMC Section 1109.2.5 to allow exception 2 for all refrigerants as is permitted by ASHRAE 15-2022, *Safety Standard for Refrigeration Systems*, and will be permitted by the 2027 IMC (M75-24 is on the consent agenda for the 2027 IMC). If that proposal is accepted many refrigerant pipe shafts for A2L refrigerants would no longer be required because the maximum amount of refrigerant that could be released would be within the safe release limits specified by the IMC in Table 1103.1.

Where no shaft is required, A2L refrigerant piping could be run through stud cavities as permitted by Sec. 1109.2.2. (Note that Sec. 1109.3 requires that A2L piping systems comply with the provisions of Sec. 1109.3.1 for protection against physical damage).

If a shaft is not required, but the designer chooses to run A2L refrigerant piping in a shaft anyway for ease of construction, the requirements of Sec. 1109.3.2 should not apply. A refrigerant leak in a non-required shaft would be no more hazardous than a refrigerant leak in a stud cavity. If the stud cavity would not require ventilation and drainage, then a non-required shaft should not require ventilation and drainage.

NEW MODIFICATION

2024 Code Section: 1109.3.2 Shaft ventilation (second request)

Proponent: Daikin Comfort Technologies Manufacturing, Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: The proposed language is taken from code change M62-24, which passed the ICC's IMC hearing committee by a vote of 13-1, and which received no public comments. It is now on the consent agenda for the 2027 IMC, and is consistent with the provision addressing shaft ventilation in Section 8.5.2.2 of AHSRAE 15.2-2022, and Addendum a to ASHRAE 15-2024. There is almost no chance of refrigerant piping without connections leaking refrigerant into the shaft where it located, and therefore almost no chance of a need for ventilating the shaft, particularly since this allowance is limited to piping serving a single unit, meaning a limited quantity of A2L refrigerant. Given the limited hazard, it is unwarranted to require the expense of ventilating shafts with low volume, continuous A2L refrigerant piping.

Staff Comments: This request was submitted to add a sentence at the end of Section 1109.3.2. The Committee heard testimony for both new modification requests to this section, submitted by the same proponent, before making a recommendation for each request. This document represents the second request, and subsequent motion by the Committee for approval as revised.

Summary of Code Study Committee Actions:

8/12/2025: Committee recommended the new modification for approval as revised, adding the word "Required" at the beginning of the section.

1109.3.2 Shaft ventilation. Required ~~R~~refrigerant pipe shafts with systems using Group A2L or B2L refrigerant shall be naturally or mechanically ventilated. Refrigerant pipe shafts with one or more systems using any Group A2, A3, B2 or B3 refrigerant shall be continuously mechanically ventilated and shall include a refrigerant detector. The shaft ventilation exhaust outlet shall comply with Section 501.3.1. Naturally ventilated shafts shall have a pipe, duct or conduit not less than 4 inches (102 mm) in diameter that connects to the lowest point of the shaft and extends to the outdoors. The pipe, duct or conduit shall be level or pitched downward to the outdoors. Mechanically ventilated shafts shall have a minimum airflow velocity in accordance with Table 1109.3.2. The mechanical ventilation shall be continuously operated or activated by a refrigerant detector. Systems utilizing a refrigerant detector shall activate the

(*page 2: 1109.3.2 Shaft ventilation (second request)*)

mechanical ventilation at a maximum refrigerant concentration of 25 percent of the lower flammable limit of the refrigerant. The detector, or a sampling tube that draws air to the detector, shall be located in an area where refrigerant from a leak will concentrate. The shaft shall not be required to be ventilated for double-wall refrigerant pipe where the interstitial space of the double-wall pipe is vented to the outdoors. For refrigeration systems used in residential occupancies serving on a single dwelling unit or sleeping unit, shaft ventilation shall not be required where the pipe or tube is continuous without fittings in the shaft.

[redacted]

Date: 8/4/2025

Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr.
Columbia, SC 29210

Subject: Submittal of Mechanical Code Change Proposals
Submitter: Robert Glass, Director of Regulatory Affairs – Daikin Comfort Technologies

To Whom It May Concern:

On behalf of Daikin Comfort Technologies (Daikin), I am submitting the enclosed mechanical code change proposals for consideration by the South Carolina Building Codes Council. These proposals are being submitted in accordance with the instructions and requirements outlined in the "Building Code Modification Request" form, attached.

I, Robert Glass, certify that I am authorized to submit these code change proposals on behalf of Daikin. As the designated representative, I have reviewed all information and documentation accompanying this submission and affirm its accuracy and completeness to the best of my knowledge.

We believe the proposed changes will enhance the health, safety, and economic well-being of the public, in keeping with the mission of the South Carolina Department of Labor, Licensing and Regulation. Detailed justifications and supporting documents for each proposed code modification are included, as required.

Should you need any additional information or clarification, please do not hesitate to contact me at (205) 860-0551 pr Robert.Glass@daikincomfort.com.

Thank you for your consideration of these proposals.

Sincerely,

[redacted]

Robert Glass
Director of Regulatory Affairs
Daikin Comfort Technologies

[redacted]

South Carolina Department of Labor, Licensing and Regulation
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- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: Daikin Comfort Technologies Manufacturing Inc.

Address: [redacted]
Street City State Zip

Name: Robert Glass Title/Position: Director of Regulatory Affairs

Phone No. [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Mechanical Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 1109.3.2.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

1109.3.2 Shaft Ventilation

Please See Attachment for 2nd proposal on this same section.

In 200 characters or less, please briefly describe the justification for this modification request.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Andrew Klein	Consulting Engineer	A S Klein Engineering, PLLC representing AHRI		
Robert Glass	Director fo Regulatory Affairs	Daikin Comfort Technologies		
Tom Deary	Sr. Director of Codes	AHRI		
Amanda Hickman	President	The Hickman Group		
Dominique T.	Sr. Fellow	Carrier Global Corp		
Harshad I.	Research Engineer	Rheem Mfg. Co		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 8/4/2025

Title: Director of Regulatory Affairs

Appendix 1 – Formatted proposed language and rationale

PROPOSED LANGUAGE:

1109.3.2 Shaft ventilation.

Refrigerant pipe shafts with systems using Group A2L or B2L refrigerant shall be naturally or mechanically ventilated. Refrigerant pipe shafts with one or more systems using any Group A2, A3, B2 or B3 refrigerant shall be continuously mechanically ventilated and shall include a refrigerant detector. The shaft ventilation exhaust outlet shall comply with Section 501.3.1. Naturally ventilated shafts shall have a pipe, duct or conduit not less than 4 inches (102 mm) in diameter that connects to the lowest point of the shaft and extends to the outdoors. The pipe, duct or conduit shall be level or pitched downward to the outdoors. Mechanically ventilated shafts shall have a minimum airflow velocity in accordance with Table 1109.3.2. The mechanical ventilation shall be continuously operated or activated by a refrigerant detector. Systems utilizing a refrigerant detector shall activate the mechanical ventilation at a maximum refrigerant concentration of 25 percent of the lower flammable limit of the refrigerant. The detector, or a sampling tube that draws air to the detector, shall be located in an area where refrigerant from a leak will concentrate. The shaft shall not be required to be ventilated for double-wall refrigerant pipe where the interstitial space of the double-wall pipe is vented to the outdoors.
For refrigeration systems used in residential occupancies serving only a single dwelling unit or sleeping unit, shaft ventilation shall not be required where the pipe or tube is continuous without fittings in the shaft.

REASON:

The proposed language is taken from code change M62-24 which passed the ICC's IMC hearing committee by 13-1 and which received no public comments. M62-24 is therefore on the consent agenda for the 2027 IMC and will be the content of the 2027 IMC.

This language is also consistent with provisions addressing shaft ventilation in Section 8.5.2.2 of ASHRAE 15.2-2022, *Safety Standard for Refrigeration Systems in Residential Applications* and Addendum a to ASHRAE 15-2024, *Safety Standard for Refrigeration Systems*.

There is almost no chance of refrigerant piping without connections leaking refrigerant into the shaft where it is located. As such there is almost no chance of a need to ventilate the shaft, particularly since this allowance is limited to piping serving a single unit, meaning a limited quantity of A2L refrigerant which could potentially be released.

Given the limited hazard, it is unwarranted to require the expense of ventilating shafts with low volume, continuous A2L refrigerant piping.

CONTINUATION

2024 Code Section: Chapter 15 Reference Standards

Proponent: Air Conditioning, Heating and Refrigeration Institute

Previous Code Cycles	Previous Modification Number	Previous Code Section
IMC 2021	IMC 2021 04	Chapter 15

Reason: The original modification request proposed to update the IMC to address the use of A2L refrigerants in high-probability (direct) systems, on the basis that manufacturers are transitioning away from UL 1995 to UL60335-2-40 for new products because UL 1995 was made obsolete on January 1, 2024. The request adds C22.2 No. 60335-2-40-2022, and adds a code section to each listed standard. The Nationally Recognized Testing Laboratories (or NTRLs) will use the latest version of UL 60335-2-40 for certification testing. In addition, the AIM Act directs EPA to mandate low GWP refrigerants in air conditioning and refrigeration systems. The current lists of refrigerants in the IMC that comply with the low GWP requirements of the AIM Act fall into the classification of Group A2L, B2L, A2 and A3. For high probability systems, manufacturers will be switching to Group A2L refrigerants from the current A1. Therefore, the IMC needs to be updated to address the use of Group A2L refrigerants in high probability (direct) systems. ASHRAE 15-2019 addresses the safety issues regarding the use of Group A2L refrigerants.

Staff Comments: The proponent has requested, and the Committee recommended, that the Building Codes Council reconsider this request to also address updating the editions of ASHRAE 15 and 34 referenced in the 2024 IMC to the 2024 editions, for consistency. These standards were not part of the original modification request for this section, but the original proponent requested that the ASHRAE 15 and ASHRAE 34 standards be updated.

Summary of Code Study Committee Actions:

5/20/2025: Committee recommended continuation for approval.

8/12/2025: Committee reconsidered the request, and recommended the continuation for disapproval.

(red text shows changes from 2021 to 2024 code)

Chapter 15 Referenced Standards

CSA

C22.2 No. 60335-2-40—2022 Household and Similar Electrical Appliances - Safety - Part 2-40: Particular Requirements for Electrical Heat Pumps, Air-Conditioners and Dehumidifiers - 3rd Edition
908.1, 916.1, 918.2, 1101.2

(*page 2 of Chapter 15*)

UL

60335-2-40~~-17~~ 2022	Household and Similar Electrical Appliances - Safety - Part 2-40: Particular Requirements for Electrical Heat Pumps, Air-Conditioners and Dehumidifiers 908.1, 916.1, 918.1, 918.2, 1101.2

2024 Code Section: Chapter 15 Referenced Standards

CSA

C22.2 No. 60335-2-40—2022	Household and Similar Electrical Appliances - Safety - Part 2-40: Particular Requirements for Electrical Heat Pumps, Air-Conditioners and Dehumidifiers - 3rd Edition 908.1, 916.1, 918.2, 1101.2

UL

60335-2-40-~~17~~ 2022	Household and Similar Electrical Appliances - Safety - Part 2-40: Particular Requirements for Electrical Heat Pumps, Air-Conditioners and Dehumidifiers 908.1, 916.1, 918.1, 918.2, 1101.2

Reason: Manufacturers are transitioning away from UL 1995 to UL 60335-2-40 for new products because UL 1995 was made obsolete effective 1/1/2024. The newest 3rd edition of UL 60335-2-40 [at the time of the original modification], published November 2019, has many new requirements for electrical and refrigerant safety. It includes requirements for UV-C germicidal lamp systems, CO2 systems, photovoltaic systems, new marking requirements, water ingress rating systems, as well as allowance for Low Global Warming Potential (GWP) Group A2L refrigerants. Nationally Recognized Testing Laboratories (or NRTLs) will use the latest version of the UL 60335-2-40 for certification testing. The American Innovation and Manufacturing Act of 2020 was signed into law by President Trump. The AIM Act directs EPA to mandate low GWP refrigerants in air conditioning and refrigeration systems. The current lists of refrigerants in the IMC that comply with the low GWP requirements of the AIM Act fall into the classification of Group A2L, B2L, A2 and A3. For high probability systems, manufacturers will be switching to Group A2L refrigerants from the current A1. Therefore, the IMC needs to be updated to address the use of Group A2L refrigerants in high probability (direct) systems. ASHRAE 15-2019 addresses the safety issues regarding the use of Group A2L refrigerants.

Proponent: Air Conditioning, Heating and Refrigeration Institute

Previous Code Cycles	Previous Modification Number	Previous Code Section
IMC 2021	IMC 2021 04	Chapter 15

Staff Comments: Changes made in the 2024 IMC are noted in red above. The editions of the referenced standards were updated.

CONTINUATION

2024 Code Section: 401.9 Identification

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 01	401.9
IFGC 2018	IFGC 2018 01	401.9
IFGC 2015	IFGC 2015 01	401.9
IFGC 2012	IFGC 2012 01	401.9

Reason: The section does nothing to protect health, safety or welfare. Some products are not capable of being marked.

Summary of Code Study Committee Actions:

5/20/2025 - Continuation recommended to Council for approval.

Section deleted without substitution

~~**401.9 Identification.** Each length of pipe and tubing and each pipe fitting, utilized in a fuel gas system, shall bear the identification of the manufacturer.~~

~~**Exceptions:**~~

~~1. Steel pipe sections that are 2 feet (610 mm) and less in length and are cut from longer sections of pipe.~~

~~2. Steel pipe fittings 2 inches and less in size.~~

~~3. Where identification is provided on the product packaging or crating.~~

~~4. Where other *approved* documentation is provided.~~

2024 Code Section: 401.9 Identification

Section deleted without substitution.

~~**401.9 Identification.** Each length of pipe and tubing and each pipe fitting, utilized in a fuel gas system, shall bear the identification of the manufacturer.~~
~~**Exceptions:**~~
~~1. Steel pipe sections that are 2 feet (610 mm) and less in length and are cut from longer sections of pipe. 2. Steel pipe fittings 2 inches and less in size.~~
~~3. Where identification is provided on the product packaging or crating. 4. Where other *approved* documentation is provided.~~

Reason: The section does nothing to protect health, safety or welfare. Some products are not capable of being marked.

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 01	401.9
IFGC 2018	IFGC 2018 01	401.9
IFGC 2015	IFGC 2015 01	401.9
IFGC 2012	IFGC 2012 01	401.9

Staff Comments: No changes in the 2024 IFGC.

CONTINUATION

2024 Code Section: 401.10 Third-party testing and certification

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 02	401.10
IFGC 2018	IFGC 2018 02	401.10
IFGC 2015	IFGC 2015 02	401.10
IFGC 2012	IFGC 2012 02	401.10

Reason: The requirement offers little or no protection of health, safety or welfare to the public.

Staff Comments: The title and language are deleted, and replaced with the title and language below.

Summary of Code Study Committee Actions:

5/20/2025: Committee recommended continuation for approval.

~~**401.10 Piping materials standards.** Piping, tubing and fittings shall be manufactured to the applicable referenced standards, specifications and performance criteria listed in Section 403 and shall be identified in accordance with Section 401.9.~~

Third-party testing and certification. All piping, tubing and fittings shall comply with the applicable referenced standards, specifications and performance criteria of this code, including Section 403 of the South Carolina Fuel Gas Code and corresponding sections.

2024 Code Section: 401.10 Piping materials standards

401.10 ~~Piping materials standards.~~ ~~Piping, tubing and fittings shall be manufactured to the applicable referenced standards, specifications and performance criteria listed in Section 403 and shall be identified in accordance with Section 401.9.~~
Third-party testing and certification. All piping, tubing and fittings shall comply with the applicable referenced standards, specifications and performance criteria of this code, including Section 403 of the South Carolina Fuel Gas Code and corresponding sections.

Reason: The requirement offers little or no protection of health, safety or welfare to the public.

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 02	401.10
IFGC 2018	IFGC 2018 02	401.10
IFGC 2015	IFGC 2015 02	401.10
IFGC 2012	IFGC 2012 02	401.10

Staff Comments: No changes in the 2024 IFGC.

NEW MODIFICATION

2024 Code Section: 404.17.1 Limitations

Proponent: Omega Flex, Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: Composite tubing (both pex-al-pex and pe-al-pe) is being sold in the United States for use in fuel gas systems. The pex-al-pex material was evaluated by the NFPA 54 National Fuel Gas code committee which did not approve it for fuel gas applications because the product lacks equivalency to proscribed piping systems. It is, nonetheless, being presented to AHJs who are being asked to approve it for use as an alternative material for use within buildings in the United States. Even though the evaluation services report lists this section of the code limiting the material to outdoors below ground, several AHJs have approved it for installation above grade within the building where it poses a potential hazard in the event of a building fire. A characteristic it shares with plastic gas piping and the reason for this section.

Staff Comments: This request correlates with IRC Section G2415.17.1.

Summary of Code Study Committee Actions:

8/11/2025: Modification request was recommended for approval.

404.17.1 Limitations. Plastic pipe and plastic composite piping including pex-al-pex and pe-al-pe (where listed and *approved*) shall be installed outdoors underground only. Plastic pipe shall not be used within or under any *building* or slab or be operated at pressures greater than 100 psig (689 kPa) for natural gas or 30 psig (207 kPa) for *LP-gas*.

Exceptions:

1. Plastic pipe shall be permitted to terminate above ground outside of *buildings* where installed in premanufactured *anodeless risers* or service head adapter risers that are installed in accordance with the manufacturer's instructions.
2. Plastic pipe shall be permitted to terminate with a wall head adapter within *buildings* where the plastic pipe is inserted in a *piping* material for *fuel gas* use in *buildings*.
3. Plastic pipe shall be permitted under outdoor patio, walkway and driveway slabs provided that the burial depth complies with Section G2415.12.

OmegaFlex®

Manufacturer of flexible metal hose and gas piping products

July 8, 2025

Maggie Smith, CBO
Board Executive
SC Building Codes Council
SC Manufactured Housing Board
PO Box 11329, Columbia SC 29211

Re: Proposed South Carolina State Code Change Amendments

2024 IFGC Section 404.17.1
2024 IFCG Section 407.2
2024 IRC Section G2415.17.1

Dear Ms. Smith,

The purpose of this correspondence is to confirm that Jonathan Sargeant, Director of Codes and Standards, and Robert (Bob) Torbin, Senior Director of Government Affairs, are authorized to present the three above-referenced proposed amendments on behalf of Omega Flex, Inc., a publicly traded Pennsylvania corporation. Mr. Sargeant and Mr. Torbin report to me as President of Omega Flex, Inc., and in turn, I report to the Executive Chairman of the Board of Omega Flex, Inc. As President, I confirm that Omega Flex, Inc. supports the proposed modifications.

Please feel free to contact Jonathan Sargeant should you require any additional information.

Thank you,

[redacted]

Edwin B. Moran, President

Cc: Bob Torbin
Jonathan Sargeant

[redacted]

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

RECEIVED
JUN 30 2025
SCLLR-POL

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: OmegaFlex

Address: [redacted]
Street City State Zip

Name: Jonathan Sargeant Title/Position: Director of Codes and Standards

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fuel Gas Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 404.1 7.1.

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

404.17.1 Limitations.

Plastic pipe and plastic composite piping including pex-al-pex and pe-al-pe (where listed and approved) shall be installed outdoors underground only. Plastic pipe shall not be used within or under any building or slab or be operated at pressures greater than 100 psig (689 kPa) for natural gas or 30 psig (207 kPa) for LP-gas.

In 200 characters or less, please briefly describe the justification for this modification request.

Composite tubing (both pex-al-pex and pe-al-pe) is being sold in the United States for use in fuel gas systems. The pex-al-pex material was evaluated by the NFPA 54 National Fuel Gas code committee which did not approve it for fuel gas applications because the product lacks equivilency to proscribed piping systems. It is, nonetheless, being presented to authorities having jurisdiction who are being asked to approve it for use as an alternative material for use within buildings in The United States. Even though the evaluation services report lists this section of the code limiting the material to outdoors below ground, several AHJs have approved it for installation above grade within the building where it poses a potential hazard in the event of a building fire. A characteristic it shares with plastic gas piping and the reason for this section.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Jonathan Sargeant	Director of Codes and Standards	Omegaflex	[redacted]	[redacted]
Bob Torbin	Senior Director of Government Affairs	Omegaflex	[redacted]	[redacted]

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 6/24/25

Title: Director of Codes and Standards

NEW MODIFICATION

2024 Code Section(s): 407.2 Design and installation

Proponent: Omega Flex, Inc.

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: The 2024 IFGC made the change to omit the requirement for metal hangers for fuel gas piping. The consent agenda for the 2027 IFGC includes a proposed change from the PMGCAC to reverse this change (See FG-6 in the 2027 IFGC proposals). This request is being submitted to avoid making a change in the South Carolina codes that will be reversed in three years when the 2027 code is considered. This proposal also makes the language consistent with Section 2418.2 of the 2024 IRC.

Staff Comments: The word "metal" was removed in the 2024 IFGC, and this proposal asks to add "metal" back to the section.

Summary of Code Study Committee Actions:

8/12/2025: Committee recommended the modification for disapproval to the Council.

(red text below shows changes from 2021 to 2024 code)

407.2 Design and installation. *Piping* shall be supported with ~~metal~~ metal pipe hooks, ~~metal~~ metal pipe straps, ~~metal~~ metal bands, ~~metal~~ metal brackets, ~~metal~~ metal hangers or building structural components, suitable for the size of *piping*, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration. *Piping* shall be anchored to prevent undue strains on connected *appliances* and shall not be supported by other *piping*. Pipe hangers and supports shall conform to the requirements of MSS SP-58 and shall be spaced in accordance with Section 415. Supports, hangers and anchors shall be installed so as not to interfere with the free expansion and contraction of the *piping* between anchors. The components of the supporting *equipment* shall be designed and installed so that they will not be disengaged by movement of the supported *piping*.

OmegaFlex®

Manufacturer of flexible metal hose and gas piping products

July 8, 2025

Maggie Smith, CBO
Board Executive
SC Building Codes Council
SC Manufactured Housing Board
PO Box 11329, Columbia SC 29211

Re: Proposed South Carolina State Code Change Amendments

2024 IFGC Section 404.1
2024 IFCG Section 407.2
2024 IRC Section G2415.17.1

Dear Ms. Smith,

The purpose of this correspondence is to confirm that Jonathan Sargeant, Director of Codes and Standards, and Robert (Bob) Torbin, Senior Director of Government Affairs, are authorized to present the three above-referenced proposed amendments on behalf of Omega Flex, Inc., a publicly traded Pennsylvania corporation. Mr. Sargeant and Mr. Torbin report to me as President of Omega Flex, Inc., and in turn, I report to the Executive Chairman of the Board of Omega Flex, Inc. As President, I confirm that Omega Flex, Inc. supports the proposed modifications.

Please feel free to contact Jonathan Sargeant should you require any additional information.

Thank you,

[redacted]

Edwin B. Moran, President

Cc: Bob Torbin
Jonathan Sargeant

[redacted]

South Carolina Department of Labor, Licensing and Regulation
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RECEIVED
JUN 30 2025
SCLLR-POL

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

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- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: OmegaFlex

Address: [redacted]
Street City State Zip

Name: Jonathan Sargeant Title/Position: Director of Codes and Standards

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2024 International Fuel Gas Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 407.2.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

407.2 Design and installation.

Piping shall be supported with metal pipe hooks, metal pipe straps, metal bands, metal brackets, metal hangers or building structural components, suitable for the size of piping, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration. Piping shall be anchored to prevent undue strains on connected appliances and shall not be supported by other piping. Pipe hangers and supports shall conform to the requirements of MSS SP-58 and shall be spaced in accordance with Section 415. Supports, hangers and anchors shall be installed so as not to interfere with the free expansion and contraction of the piping between anchors. The components of the supporting equipment shall be designed and installed so that they will not be disengaged by movement of the supported piping.

In 200 characters or less, please briefly describe the justification for this modification request.

the 2024 IFGC made the change to omit the requirement for metal hangers for fuel gas piping. The consent agenda for the 2027 IFGC includes a proposed change from the PMGCAC to reverse this change (See FG-6 in the 2027 IFGC proposals). I am submitting this proposal to avoid making a change in South Carolina that will be reversed in three years when we come together again to look at the 2027 code. This proposal also makes the language consistent with 2418.2 of the 2024 IRC.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Jonathan Sargeant	Director of Codes and Standards	Omegaflex	[redacted]	
Bob Torbin	Senior Director of Government Affairs	Omegaflex	[redacted]	

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 6/24/25

Title: Director of Codes and Standards

CONTINUATION

2024 Code Section: [F] 412.4 Listed equipment

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 03	412.4
IFGC 2018	IFGC 2018 03	412.4
IFGC 2015	IFGC 2015 03	412.4
IFGC 2012	IFGC 2012 03	412.4

Reason: No listed dispenser packages for LP-gas dispensers are available at this time.

Summary of Code Study Committee Actions:

5/20/2025: Committee recommended continuation for approval.

[F] 412.4 Listed equipment. Hoses, hose connections, vehicle fuel connections, dispensers, *LP-gas* pumps and electrical *equipment* used for *LP-gas* shall comply with the requirements of NFPA 58 ~~be *listed*~~.

2024 Code Section: 412.4 Listed equipment

[F] 412.4 Listed equipment. Hoses, hose connections, vehicle fuel connections, dispensers, LP-gas pumps and electrical *equipment* used for LP-gas shall comply with the requirements of NFPA 58 ~~be *listed*~~.

Reason: No listed dispenser packages for LP-gas dispensers are available at this time.

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 03	412.4
IFGC 2018	IFGC 2018 03	412.4
IFGC 2015	IFGC 2015 03	412.4
IFGC 2012	IFGC 2012 03	412.4

Staff Comments: No changes in the 2024 IFGC. Are dispenser packages for LP-gas dispensers now available?

CONTINUATION

2024 Code Section: [F] 412.6 Location

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 04	412.6
IFGC 2018	IFGC 2018 04	412.6
IFGC 2015	IFGC 2015 04	412.6
IFGC 2012	IFGC 2012 04	412.6

Reason: To bring the IFGC in harmony with NFPA 58 with respect to distance between the point of transfer and exposures.

Summary of Code Study Committee Actions:

5/20/2025: Committee recommended continuation for approval.

[F] 412.6 Location. ~~The point of transfer for *LP-gas* dispensing operations shall be separated from buildings and other exposures in accordance with the following:~~

~~1. Not less than 25 feet (7620 mm) from buildings where the exterior wall is not part of a fire-resistance-rated assembly having a rating of 1 hour or greater.~~

~~2. Not less than 25 feet (7620 mm) from combustible overhangs on buildings, measured from a vertical line dropped from the face of the overhang at a point nearest the point of transfer.~~

~~3. Not less than 25 feet (7620 mm) from the lot line of property that can be built upon.~~

~~4. Not less than 25 feet (7620 mm) from the centerline of the nearest mainline railroad track.~~

~~5. Not less than 10 feet (3048 mm) from public streets, highways, thoroughfares, sidewalks and driveways.~~

~~6. Not less than 10 feet (3048 mm) from buildings where the exterior wall is part of a fire-resistance-rated assembly having a rating of 1 hour or greater.~~

In addition to the fuel dispensing requirements of the South Carolina Fire Code, the point of transfer for dispensing operations shall be 25 feet (7620 mm) or more from buildings having combustible exterior wall surfaces, buildings having noncombustible exterior wall surfaces that are not part of a 1-hour fire-resistance-rated assembly or buildings having combustible overhangs, property that could be built on and railroads; at least 10 feet (3048 mm) from public streets or sidewalks and buildings having noncombustible exterior wall surfaces that are part of a fire-resistance-rated assembly having a rating of 1 hour or more; and 5 feet (1524 mm) from driveways.

Exceptions:

1. The point of transfer for *LP-gas* dispensing operations need not be separated from canopies ~~that are~~ providing weather protection for the dispensing equipment constructed in accordance with the

(*page 2 of [F] 412.6*)

International Building Code ~~and that provide weather protection for the dispensing *equipment*~~. Liquefied petroleum gas containers shall be located in accordance with the International Fire Code.

2. The separation from driveways is not required where the driveway serves the vehicle fuel dispenser.

~~Liquefied petroleum gas containers shall be located in accordance with the *International Fire Code*.~~ Liquefied petroleum gas storage and dispensing *equipment* shall be located outdoors and in accordance with the ~~*International*~~ *South Carolina Fire Code*.

2024 Code Section: 412.6 Location

[F] 412.6 Location. ~~The point of transfer for LP-gas dispensing operations shall be separated from buildings and other exposures in accordance with the following:~~

~~1. Not less than 25 feet (7620 mm) from buildings where the exterior wall is not part of a fire-resistance-rated assembly having a rating of 1 hour or greater.~~

~~2. Not less than 25 feet (7620 mm) from combustible overhangs on buildings, measured from a vertical line dropped from the face of the overhang at a point nearest the point of transfer.~~

~~3. Not less than 25 feet (7620 mm) from the lot line of property that can be built upon.~~

~~4. Not less than 25 feet (7620 mm) from the centerline of the nearest mainline railroad track.~~

~~5. Not less than 10 feet (3048 mm) from public streets, highways, thoroughfares, sidewalks and driveways.~~

~~6. Not less than 10 feet (3048 mm) from buildings where the exterior wall is part of a fire-resistance-rated assembly having a rating of 1 hour or greater.~~

In addition to the fuel dispensing requirements of the South Carolina Fire Code, the point of transfer for dispensing operations shall be 25 feet (7620 mm) or more from buildings having combustible exterior wall surfaces, buildings having noncombustible exterior wall surfaces that are not part of a 1-hour fire-resistance-rated assembly or buildings having combustible overhangs, property that could be built on and railroads; at least 10 feet (3048 mm) from public streets or sidewalks and buildings having noncombustible exterior wall surfaces that are part of a fire-resistance-rated assembly having a rating of 1 hour or more; and 5 feet (1524 mm) from driveways.

Exceptions:

1. The point of transfer for ~~LP-gas~~ dispensing operations need not be separated from canopies providing weather protection for the dispensing equipment ~~that are~~ constructed in accordance with the International Building Code ~~and that provide weather protection for the dispensing equipment.~~. Liquefied petroleum gas containers shall be located in accordance with the International Fire Code.
2. The separation from driveways is not required where the driveway serves the vehicle fuel dispenser.

~~Liquefied petroleum gas containers shall be located in accordance with the International Fire Code.~~ Liquefied petroleum gas storage and dispensing equipment shall be located outdoors and in accordance with the ~~International~~ South Carolina Fire Code.

Reason: To bring the IFGC in harmony with NFPA 58 with respect to distance between the point of transfer and exposures.

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 04	412.6
IFGC 2018	IFGC 2018 04	412.6
IFGC 2015	IFGC 2015 04	412.6
IFGC 2012	IFGC 2012 04	412.6

Staff Comments: No changes in the 2024 IFGC.

CONTINUATION

2024 Code Section: [F] 412.8.3 Vehicle impact protection (new exception)

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 05	412.8.3
IFGC 2018	IFGC 2018 06	412.8.3
IFGC 2015	IFGC 2015 05	412.8.3
IFGC 2012	IFGC 2012 05	412.7.3

Reason: To allow the AHJ the ability to accept an alternate method of compliance through a variance.

Summary of Code Study Committee Actions:

5/20/2025: Committee recommended continuation for approval.

[F] 412.8.3 Vehicle impact protection. Where installed within 10 feet (3048 mm) of vehicle traffic, *LP-gas* storage containers, pumps and dispensers shall be protected in accordance with Section 2307.5, Item 2 of the *International Fire Code*.

Exception: An alternative method may be used that meets the intent of this section with the approval of the authority having jurisdiction (AHJ).

2024 Code Section: 412.8.3 Vehicle impact protection

[F] 412.8.3 Vehicle impact protection. Where installed within 10 feet (3048 mm) of vehicle traffic, LP-gas storage containers, pumps and dispensers shall be protected in accordance with Section 2307.5, Item 2 of the International Fire Code.

Exception: An alternative method may be used that meets the intent of this section with the approval of the authority having jurisdiction (AHJ).

Reason: To allow the AHJ the ability to accept an alternate method of compliance through a variance.

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 05	412.8.3
IFGC 2018	IFGC 2018 06	412.8.3
IFGC 2015	IFGC 2015 05	412.8.3
IFGC 2012	IFGC 2012 05	412.7.3

Staff Comments: No changes in the 2024 IFGC.

CONTINUATION

2024 Code Section: [F] 412.10 Private fueling of motor vehicles (new section)

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 06	412.10
IFGC 2018	IFGC 2018 07	412.10
IFGC 2015	IFGC 2015 06	412.10
IFGC 2012	IFGC 2012 06	412.8

Reason: The requirement would prohibit vehicles with removable containers from being refilled at self-service refueling stations.

Summary of Code Study Committee Actions:

5/20/2025: Committee recommended continuation for approval.

[F] **412.10 Private fueling of motor vehicles.** Self-service LP-gas dispensing systems, including key, code and card lock dispensing systems, shall not be open to the public. In addition to the requirements of the South Carolina Fire Code, self-service LP-gas dispensing systems shall be provided with an emergency shutoff switch located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, dispensers, and the owner of the dispensing facility shall ensure the safe operation of the system and the training of users.

2024 Code Section: 412.10 Private fueling of motor vehicles

412.10 Private fueling of motor vehicles. Self-service LP-gas dispensing systems, including key, code and card lock dispensing systems, shall not be open to the public. In addition to the requirements of the South Carolina Fire Code, self-service LP-gas dispensing systems shall be provided with an emergency shutoff switch located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, dispensers, and the owner of the dispensing facility shall ensure the safe operation of the system and the training of users.

Reason: The requirement would prohibit vehicles with removable containers from being refilled at self-service refueling stations.

Proponent: South Carolina Propane Gas Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 06	412.10
IFGC 2018	IFGC 2018 07	412.10
IFGC 2015	IFGC 2015 06	412.10
IFGC 2012	IFGC 2012 06	412.8

Staff Comments: No changes in the 2024 IFGC.

CONTINUATION

2024 Code Section: 505.1.1 Commercial cooking appliances vented by exhaust hoods

Proponent: Piedmont Natural Gas

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 07	505.1.1
IFGC 2018	IFGC 2018 08	505.1.1
IFGC 2015	IFGC 2015 07	505.1.1
IFGC 2012	IFGC 2012 07	505.1.1
IFGC 2006	IFGC 2006 01	505.1.1
IFGC 2003	IFGC 2003 02	505.1.1
IFGC 2000	IFGC 2000 02	505.1.1

Reason: Manually operated commercial cooking appliances are in operation only when kitchen staff is present. An inoperative exhaust system, therefore, is apparent to kitchen personnel.

Summary of Code Study Committee Actions:

5/20/2025: Committee recommended continuation for approval.

505.1.1 Commercial cooking appliances vented by exhaust hoods. Where commercial cooking appliances are vented by means of the Type I or II kitchen exhaust hood system that serves such appliances, the exhaust system shall be fan powered and the appliances shall be interlocked with the exhaust hood system to prevent appliance operation when the exhaust hood system is not operating. ~~The method of interlock between the exhaust hood system and the appliances equipped with standing pilot burner ignition systems shall not cause such pilots to be extinguished.~~ Where a solenoid valve is installed in the gas piping as part of an interlock system, gas piping shall not be installed to bypass such valve. Dampers shall not be installed in the exhaust system.

Exception: An interlock between the cooking appliance(s) and the exhaust hood system shall not be required for appliances that are of the manually operated type and are factory equipped with standing pilot burner ignition systems. ~~where heat sensors or other approved methods automatically activate the exhaust hood system when cooking operations occur.~~

2024 Code Section: 505.1.1 Commercial cooking appliances vented by exhaust hoods

505.1.1 Commercial cooking appliances vented by exhaust hoods. Where commercial cooking appliances are vented by means of the Type I or II kitchen exhaust hood system that serves such appliances, the exhaust system shall be fan powered and the appliances shall be interlocked with the exhaust hood system to prevent appliance operation when the exhaust hood system is not operating. ~~The method of interlock between the exhaust hood system and the appliances equipped with standing pilot burner ignition systems shall not cause such pilots to be extinguished.~~ Where a solenoid valve is installed in the gas piping as part of an interlock system, gas piping shall not be installed to bypass such valve. Dampers shall not be installed in the exhaust system.

Exception: An interlock between the cooking appliance(s) and the exhaust hood system shall not be required for appliances that are of the manually operated type and are factory equipped with standing pilot burner ignition systems. ~~where heat sensors or other approved methods automatically activate the exhaust hood system when cooking operations occur.~~

Reason: Manually operated commercial cooking appliances are in operation only when kitchen staff is present. An inoperative exhaust system, therefore, is apparent to kitchen personnel.

Proponent: Piedmont Natural Gas

Previous Code Cycles	Previous Modification Number	Previous Code Section
IFGC 2021	IFGC 2021 07	505.1.1
IFGC 2018	IFGC 2018 08	505.1.1
IFGC 2015	IFGC 2015 07	505.1.1
IFGC 2012	IFGC 2012 07	505.1.1
IFGC 2006	IFGC 2006 01	505.1.1
IFGC 2003	IFGC 2003 02	505.1.1
IFGC 2000	IFGC 2000 02	505.1.1

Staff Comments: No changes in the 2024 IFGC.

CONTINUATION

2023 Code Section: 210.8(A) Dwelling Units

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
NEC 2020	NEC 2020 03	210.8(A)

Reason: This change will require receptacles serving 250-volt appliances, such as stoves and clothes dryers, to have GFCI protection when located in bathrooms, crawl spaces, basements, laundry areas, or within 6 feet of sinks, bathtubs or showers. This section previously applied to receptacles up to 125 volts only.

Staff Comments: Number (7) and Exception 4 were added, and Exceptions 1-3 were moved to the end of the section, with Exceptions 2 and 3 being rewritten in the 2023 NEC. The exception added by modification under (5) for Basements is to remain where it is.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

8/12/2025: The Committee reconsidered this item, and made a new motion to recommend the continuation for approval as revised, correcting the scrivener's errors in the modification.

(red text shows changes from 2020 to 2023 code)

210.8(A) Dwelling Units. All 125-volt ~~through 250 volt~~ receptacles installed in the following locations ~~specified in 210.8(A)(1) through (A)(11)~~ and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel:

(1) Bathrooms
(2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
(3) Outdoors
(4) Crawl spaces - at or below grade level
(5) Basements

Exception ~~No.~~ ~~1~~ to (5): Receptacles in walk-out basements are excluded from this requirement. ~~Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G)~~.

(6) Kitchens - where the receptacles are installed to serve the countertop surfaces.
(7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking
(8) Sinks - where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink
(9) Boathouses

(*page 2 of 210.8(A) Continuation)*

(10) Bathtubs or shower stalls - where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall

(11) Laundry areas

(12) Indoor damp and wet locations

Exception No. 1~~to (3)~~: Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

Exception No. 2 ~~1 to (5)~~: A receptacle supplying only a permanently installed ~~fire alarm or burglar alarm~~ premises security system shall ~~not be required to have~~ be permitted to omit ground-fault circuit-interrupter protection.

Exception No. 3 ~~to (1) through (3), (5) through (8), and (10)~~: Listed weight-supporting ceiling ~~locking support and mounting~~ receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WASF) installed for the purpose of supporting ~~serving~~ a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ~~not be required to be~~ ground-fault circuit-interrupter protection ~~protected~~. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.

Exception No. 4: Factory-installed receptacles that are not readily accessible and are mounted internally to bathroom exhaust fan assemblies shall not require GFCI protection unless required by the installation instructions or listing.

Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

2023 Code Section: 210.8(A) Dwelling Units

210.8(A) Dwelling Units. All 125-volt ~~through 250-volt~~ receptacles installed in the following locations ~~specified in 210.8(A)(1) through (A)(11)~~ and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel:

(1) Bathrooms

(2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use

(3) Outdoors.

Exception No. 1~~to (3)~~: Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

(4) Crawl spaces - at or below grade level

(5) Basements

Exception No. 2 ~~1 to (5)~~: A receptacle supplying only a permanently installed fire alarm or burglar alarm premises security system shall ~~not be required to have~~ be permitted to omit ground-fault circuit-interrupter protection.
Exception No. 1 to (5): Receptacles in walk-out basements are excluded from this requirement.
~~Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).~~

(6) Kitchens - where the receptacles are installed to serve the countertop surfaces.

(7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking

(8) Sinks - where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink

(9) Boathouses

(10) Bathtubs or shower stalls - where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall

(11) Laundry areas

Exception No. 3 ~~to (1) through (3), (5) through (8), and (10)~~: Listed weight-supporting ceiling ~~locking support and mounting~~ receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WASF) installed for the purpose of supporting ~~serving~~ a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ~~not be required to be~~ ground-fault circuit-interrupter protection ~~protected~~. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.

(12) Indoor damp and wet locations

Exception No. 4: Factory-installed receptacles that are not readily accessible and are mounted internally to bathroom exhaust fan assemblies shall not require GFCI protection unless required by the installation instructions or listing.

Reason: This change will require receptacles serving 250-volt appliances, such as stoves and clothes dryers, to have GFCI protection when located in bathrooms, crawl spaces, basements, laundry areas, or within 6 feet of sinks, bathtubs or showers. This section previously applied to receptacles up to 125 volts only.

Proponent: Home Builders Association of South Carolina.

Previous Code Cycles	Previous Modification Number	Previous Code Section
NEC 2020	NEC 2020 03	210.8(A)

Staff Comments: Changes made in the 2023 NEC are noted in red. Numbers 7, as well as Exception 4, were added, and Exceptions 1-3 were rewritten.

NEW MODIFICATION

2023 Code Section: 210.8(A) Dwelling Units

Proponent: National Electrical Manufacturers Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This request recommends the sunset of the removal of GFCI protection in the list of areas of the dwelling unit adopted in the previous electrical amendments of the South Carolina Electrical Code. The intent is the adoption of this section of the 2023 NEC with no modification to the existing language.

Summary of Code Study Committee Actions:

8/12/2025: Committee recommended this new modification for disapproval, in favor of the prior continued modification to this section recommended for approval.

(red text shows changes from 2020 to 2023 code)

210.8(A) Dwelling Units. All 125-volt through 250-volt receptacles installed in the following locations ~~specified in 210.8(A)(1) through (A)(11)~~ and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel:

(1) Bathrooms
(2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
(3) Outdoors
(4) Crawl spaces - at or below grade level
(5) Basements
(6) Kitchens - where the receptacles are installed to serve the countertop surfaces.
(7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking
(8) Sinks - where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink
(9) Boathouses
(10) Bathtubs or shower stalls - where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall
(11) Laundry areas
(12) Indoor damp and wet locations

Exception No. 1~~to (3)~~: Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

(*page 2 of 210.8(A) New Modification)*

Exception No. 2 ~~1 to (5)~~: A receptacle supplying only a permanently installed ~~fire alarm or burglar alarm~~ premises security system shall ~~not be required to have~~ be permitted to omit ground-fault circuit-interrupter protection.

Exception No. 3 ~~to (1) through (3), (5) through (8), and (10)~~: Listed weight-supporting ceiling ~~locking support and mounting~~ receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WASF) installed for the purpose of supporting ~~serving~~ a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ~~not be required~~ ~~to be~~ ground-fault circuit-interrupter protection ~~protected~~. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.

Exception No. 4: Factory-installed receptacles that are not readily accessible and are mounted internally to bathroom exhaust fan assemblies shall not require GFCI protection unless required by the installation instructions or listing.

Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

[redacted]

July 15, 2025

To: South Carolina Building Codes Council

Cc: Maggie Smith, Board Executive

Teressa Martin, Administrative Coordinator

Reason: NEMA Authorization Letter

The National Electrical Manufacturers Association hereby authorizes Mr. Joesph Wages, Southern Region Technical Field Representative, to present proposed amendments to the 2024 South Carolina Building Code. The proposed amendments submitted by Mr. Wages have the support of a majority of the members of the NEMA Codes and Standards Committee that governs NEMA's state code development activity.

NEMA greatly appreciates the opportunity to participate and contribute the 2024 South Carolina Building Code update process.

Respectfully Submitted,

[redacted]

Bryan Holland, MCP, CSP.
Managing Director, Technical Field Representatives
National Electrical Manufacturers Association (NEMA)
[redacted]

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: NEMA

Address: [redacted] Arlington, VA 22209
(Street) (City) (State) (Zip)

Name: Joseph Wages Jr. Title/Position: NEMA Southern Technical Field I

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2023 National Electrical Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 210.8(A).

Code section as modified:

Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel.

A listed Class A GFCI shall provide protection in accordance with 210.8(A) through (F). The GFCI shall be installed in a readily accessible location.

(A) Dwelling Units.

All 125-volt through 250-volt receptacles installed in the following locations and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel:
(1) Bathrooms

(2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use

(3) Outdoors

(4) Crawl spaces — at or below grade level

(5) Basements

(6) Kitchens

(7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking

(8) Sinks — where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink

(9) Boathouses

(10) Bathtubs or shower stalls — where receptacles are instal?led within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall

(11) Laundry areas

(12) Indoor damp and wet locations

Exception No. 1: Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be instal?led in accordance with 426.28 or 427.22, as applicable.

Exception No. 2: A receptacle supplying only a permanently installed premises security system shall be permitted to omit ground-fault circuit-interrupter protection.

Exception No. 3: Listed weight-supporting ceiling receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WSAF) installed for the purpose of supporting a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ground-fault circuit-interrupter protection. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.

Exception No. 4: Factory-installed receptacles that are not readily accessible and are mounted internally to bathroom exhaust fan assemblies shall not require GFCI protection unless required by the installation instructions or listing.

Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

2023 Code Section: 210.8(A) Dwelling Units

210.8(A) Dwelling Units. All 125-volt through 250-volt receptacles installed in the following locations ~~specified in 210.8(A)(1) through (A)(11)~~ and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel:

(1) Bathrooms

(2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use

(3) Outdoors.

~~Exception No. 1 to (3): Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.~~

(4) Crawl spaces - at or below grade level

(5) Basements

~~Exception No. 2 1 to (5): A receptacle supplying only a permanently installed fire alarm or burglar alarm premises security system shall not be required to have be permitted to omit ground-fault circuit-interrupter protection.~~

~~Exception No. 1 to (5): Receptacles in walk-out basements are excluded from this requirement.~~

Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).

(6) Kitchens - where the receptacles are installed to serve the countertop surfaces.

(7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking

(8) Sinks - where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink

(9) Boathouses

(10) Bathtubs or shower stalls - where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall

(11) Laundry areas

~~Exception No. 3 to (1) through (3), (5) through (8), and (10): Listed weight-supporting ceiling locking support and mounting receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WASF) installed for the purpose of supporting serving a ceiling luminaire or ceiling-suspended fan shall be permitted to omit not be required to be ground-fault circuit-interrupter protection protected. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.~~

(12) Indoor damp and wet locations

Exception No. 1 ~~to (3)~~: Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

Exception No. 2 ~~1 to (5):~~ A receptacle supplying only a permanently installed fire alarm or burglar alarm premises security system shall ~~not be required to have~~ be permitted to omit ground-fault circuit-interrupter protection.

Exception No. 3 ~~to (1) through (3), (5) through (8), and (10)~~: Listed weight-supporting ceiling ~~locking support and mounting~~ receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WASF) installed for the purpose of supporting serving a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ~~not be required to be~~ ground-fault circuit-interrupter protection ~~protected~~. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.

Exception No. 4: Factory-installed receptacles that are not readily accessible and are mounted internally to bathroom exhaust fan assemblies shall not require GFCI protection unless required by the installation instructions or listing.

Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

In 200 characters or less, please briefly describe the justification for this modification request.

This request recommends the sunset of the removal of GFCI protection in the list of areas of the dwelling unit adopted in the previous electrical amendments of the South Carolina Electrical Code. The intent is the adoption of this section of the 2023 NEC with no modification to the existing language.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Don Iverson	Codes and Standards	Schnieder Electric	[redacted]	
Gerry O'Connor	Codes and Standards	Eaton Corporation		
Steve Chutka	Codes and Standards	Siemens Corporation		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 07-15-2025

Title: NEMA Southern Technical Field Representative

South Carolina Statewide Code Modification Substantiation

Code Reference	Substantiation
210.8 (2023 NEC)	This section addresses receptacles of 125 through 250 volts, which means that 250-volt receptacles installed for electric ranges, electric clothes dryers, welders, shop tools and other 250-volt loads are required to have GFCI protection. Two-pole GFCI circuit breakers are available for this purpose. The kitchen provides the opportunity for occupants to place themselves between a voltage source and a grounded surface or object, thereby creating a shock hazard. This is protection is accomplished by means of a GFCI-type circuit breaker or a GFCI receptacle device. Laundry areas provide opportunities for occupants to contact grounded conducting surfaces, grounded water piping, grounded appliance housings, etc. A potential hazard exists where occupants put themselves between a voltage source and a grounded object or surface. There are substantiated injuries and deaths associated with 250-volt receptacles and home occupants either by contact with electrical equipment or appliances or contact with energized plug prongs. The code believes that there is no valid excuse for not having GFCI protection in any location where the occupants could be at risk of electrical shock. To not afford this protection to the residence of any state is irresponsible.
210.12 (2023 NEC)	This section requires that AFCIs be installed to protect 15- and 20-ampere 120-volt branch circuits that supply outlets installed in the listed dwelling unit rooms. AFCIs combine a standard circuit breaker with electronic circuitry that can detect the characteristics of hazardous arcing in an AC circuit. An arc will produce some unique characteristics including high frequency noise, voltage spikes on the waveform and fluctuating arcing current lower than normal current. These and other factors are analyzed by the AFCI to determine whether an arc is present and whether it is an arc that should be interrupted.

NEW MODIFICATION

2023 Code Section: 210.8(A) Dwelling Units

Proponent: National Electrical Manufacturers Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This request seeks to introduce important new information in the Informational Note No. 2, about high frequency GFCI protection. This new technology was developed by manufacturers to provide protection from high-frequency leakage currents from electrical equipment and appliances with variable speed drives and inverters.

Staff Comments: This new request was meant to build on the previous new request for modification to the same section, submitted by the proponent. The purpose of this request was to add Informational Note 2.

Summary of Code Study Committee Actions:

8/12/2025: Committee recommended this new modification for disapproval.

(red text shows changes from 2020 to 2023 code)

210.8(A) Dwelling Units. All 125-volt through 250-volt receptacles installed in the following locations ~~specified in 210.8(A)(1) through (A)(11)~~ and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel:

(1) Bathrooms
(2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
(3) Outdoors
(4) Crawl spaces - at or below grade level
(5) Basements
(6) Kitchens - where the receptacles are installed to serve the countertop surfaces.
(7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking
(8) Sinks - where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink
(9) Boathouses
(10) Bathtubs or shower stalls - where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall
(11) Laundry areas
(12) Indoor damp and wet locations

(*page 2 of 210.8(A) New Modification – Informational Note)*

Exception No. 1~~to (3)~~: Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

Exception No. 2 ~~1 to (5)~~: A receptacle supplying only a permanently installed ~~fire alarm or burglar alarm~~ premises security system shall ~~not be required to have~~ be permitted to omit ground-fault circuit-interrupter protection.

Exception No. 3 ~~to (1) through (3), (5) through (8), and (10)~~: Listed weight-supporting ceiling ~~locking support and mounting~~ receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WASF) installed for the purpose of supporting ~~serving~~ a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ~~not be required to be~~ ground-fault circuit-interrupter protection ~~protected~~. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.

Exception No. 4: Factory-installed receptacles that are not readily accessible and are mounted internally to bathroom exhaust fan assemblies shall not require GFCI protection unless required by the installation instructions or listing.

Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

Informational Note No. 2: See UL 943, Ground-Fault Circuit-Interrupters, for further information regarding GFCIs marked “HF” or “HF+”. Class A GFCIs marked “HF” or “HF+” are evaluated for use with loads having high-frequency leakage currents from power conversion components such as variable speed drives and inverters.

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
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2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: NEMA

Address: [redacted]
Street City State Zip

Name: Joseph Wages Jr. Title/Position: NEMA Southern Technical Field I

Phone No.: [redacted] Email Address: [redacted]

Please select the applicable code to be modified: 2023 National Electrical Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 210.8(A).

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel.

A listed Class A GFCI shall provide protection in accordance with 210.8(A) through (F). The GFCI shall be installed in a readily accessible location.

(A) Dwelling Units.

All 125-volt through 250-volt receptacles installed in the following locations and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel:
(1) Bathrooms

(2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use

(3) Outdoors

(4) Crawl spaces — at or below grade level

(5) Basements

(6) Kitchens

(7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking

(8) Sinks — where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink

(9) Boathouses

(10) Bathtubs or shower stalls — where receptacles are instal?led within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall

(11) Laundry areas

(12) Indoor damp and wet locations

Exception No. 1: Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be instal?led in accordance with 426.28 or 427.22, as applicable.

Exception No. 2: A receptacle supplying only a permanently installed premises security system shall be permitted to omit ground-fault circuit-interrupter protection.

Exception No. 3: Listed weight-supporting ceiling receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WSAF) installed for the purpose of supporting a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ground-fault circuit-interrupter protection. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.

Exception No. 4: Factory-installed receptacles that are not readily accessible and are mounted internally to bathroom exhaust fan assemblies shall not require GFCI protection unless required by the installation instructions or listing.

Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

Informational Note No. 2: See UL 943, Ground-Fault Circuit-Interrupters, for further information regarding GFCIs marked "HF" or "HF+". Class A GFCIs marked "HF" or "HF+" are evaluated for use with loads having high-frequency leakage currents from power conversion components such as variable speed drives and inverters.

This modification builds on the one previous, and only the Informational Note on the next page is addressed in this modification request.

2023 Code Section: 210.8(A) Dwelling Units

210.8(A) Dwelling Units. All 125-volt through 250-volt receptacles installed in the following locations ~~specified in 210.8(A)(1) through (A)(11)~~ and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel:

(1) Bathrooms

(2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use

(3) Outdoors.

~~Exception No. 1 to (3): Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.~~

(4) Crawl spaces - at or below grade level

(5) Basements

~~Exception No. 2 1 to (5): A receptacle supplying only a permanently installed fire alarm or burglar alarm premises security system shall not be required to have be permitted to omit ground-fault circuit-interrupter protection.~~

~~Exception No. 1 to (5): Receptacles in walk-out basements are excluded from this requirement.~~

Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).

(6) Kitchens - where the receptacles are installed to serve the countertop surfaces.

(7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking

(8) Sinks - where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink

(9) Boathouses

(10) Bathtubs or shower stalls - where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall

(11) Laundry areas

~~Exception No. 3 to (1) through (3), (5) through (8), and (10): Listed weight-supporting ceiling locking support and mounting receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WASF) installed for the purpose of supporting serving a ceiling luminaire or ceiling-suspended fan shall be permitted to omit not be required to be ground-fault circuit-interrupter protection protected. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.~~

(12) Indoor damp and wet locations

Exception No. 1 ~~to (3)~~: Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

Exception No. 2 ~~1 to (5):~~ A receptacle supplying only a permanently installed fire alarm or burglar alarm premises security system shall ~~not be required to have~~ be permitted to omit ground-fault circuit-interrupter protection.

Exception No. 3 ~~to (1) through (3), (5) through (8), and (10)~~: Listed weight-supporting ceiling ~~locking support and mounting~~ receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WASF) installed for the purpose of supporting serving a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ~~not be required to be~~ ground-fault circuit-interrupter protection ~~protected~~. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.

Exception No. 4: Factory-installed receptacles that are not readily accessible and are mounted internally to bathroom exhaust fan assemblies shall not require GFCI protection unless required by the installation instructions or listing.

Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

In 200 characters or less, please briefly describe the justification for this modification request.

This proposal seeks to introduce important new information in the above Informational Note No. 2 about high frequency GFCI protection. This new technology was developed by manufacturers to provide protection from high-frequency leakage currents from electrical equipment and appliances with variable speed drives and inverters.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Don Iverson	Codes and Standards	Schnieder Electric	[redacted]	
Gerry O'Connor	Codes and Standards	Eaton Corporation		
Steve Chutka	Codes and Standards	Siemens Corporation		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy

Signature [redacted] Date: 07-24-2025

Title: NEMA Southern Technical Field Representative

Code Reference	Substantiation
210.8 Ex No 2 (2023 NEC)	Over the past 6 years standards have advanced to include Ground Fault Circuit Interrupters that address compatibility with loads that produce high frequency currents over the equipment grounding conductor. This informational note will inform users of the code of a type of Class A GFCI protection, type HF, which is listed to address compatibility with loads that put high frequency current on the equipment grounding conductor (i.e. variable frequency drives and other energy saving technologies). The High Frequency type GFCI provides Class A GFCI protection and allows higher frequencies of current on the equipment grounding conductor that have been the cause of unwanted tripping of a GFCI device in the past when these types of loads are involved.

CONTINUATION

2023 Code Section: 210.8(F) Outdoor Outlets

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
NEC 2020	NEC 2020 04	210.8(F)

Reason for Original Modification: GFCIs are shown to be effective where a corded product is plugged into a standard "convenience" receptacle in a wet or damp location. However, this requirement is for condenser units, which are hardwired. Data was not provided to support expanding the use of GFCI protection on these circuits. The event used as substantiation was a result of an unqualified individual performing an electrical installation they never should have attempted. The NEC should not mandate GFCI protection for all outdoor outlet based on very specific, unfortunate circumstances. This requirement is extremely broad and will result in many unintended consequences. For example, it has not been determined if all A/C condenser units will operate on a GFCI-protected circuit as sufficient testing has not been conducted. In addition, branch circuit extensions or modifications would require the addition of GFCI protection for old condenser units, and it is not known whether the existing equipment is compatible with GFCI. This requirement also applies to hardwired connections for effluent pumps and other types of lift station pumps with outdoor connections.

Staff Comments: The original modification request proposed to delete the section without substitution. Language was added to the main body of text in the 2023 NEC. Exception 2 was added in the 2020 NEC through a TIA, and was not known during the modification of the 2020 NEC by the Council, so it is also noted as a change in red below. The previously continued modification proposed to delete the section without substitution, but the proponent supported the motion made by the Committee on 8/12, to revert to the base language, and striking the sunset date in Exception 2.

Summary of Code Study Committee Actions:

5/20/2025: Committee voted to table the continuation, to refer back to the proponent for review of the changes in the 2023 NEC.

8/12/2025: Committee recommended to approve as revised, reverting to the base language in the NEC, and striking the sunset date in Exception 2. This had the support of the proponent.

(red text shows changes from 2020 to 2023 code)
(purple text shows Study Committee's recommended change)

210.8(F) Outdoor Outlets. For dwellings, all outdoor outlets ~~for dwellings~~, other than those covered in 210.8(A)~~(3)~~, Exception No. 1, ~~to (3), that are~~ including outlets installed in the following locations, and supplied by single-phase branch circuits rated 150 volts or less to ground ~~or less~~, 50 amperes or less, shall ~~have ground-fault circuit-interrupter~~ be provided with GFCI protection ~~for personnel~~:

(*page 2 of 210.8(F)*)

(1) Garages that have floors located at or below grade level
(2) Accessory buildings
(3) Boathouses

If equipment supplied by an outlet covered under the requirements of this section is replaced, the outlet shall be supplied with GFCI protection.

Exception No. 1: ~~Ground-fault circuit-interrupter~~ GFCI protection shall not be required on lighting outlets other than those covered in 210.8(C).

Exception No. 2: GFCI protections shall not be required for listed HVAC equipment. ~~This exception shall expire September 1, 2026.~~

2023 Code Section: 210.8(F) Outdoor Outlets

210.8(F) Outdoor Outlets. For dwellings, all outdoor outlets for dwellings, other than those covered in 210.8(A)(3), Exception No. 1, to (3), that are including outlets installed in the following locations, and supplied by single-phase branch circuits rated 150 volts or less to ground or less, 50 amperes or less, shall have ground-fault circuit-interrupter be provided with GFCI protection for personnel:

(1) Garages that have floors located at or below grade level

(2) Accessory buildings

(3) Boathouses

If equipment supplied by an outlet covered under the requirements of this section is replaced, the outlet shall be supplied with GFCI protection.

Exception No. 1: Ground-fault circuit-interrupter GFCI protection shall not be required on lighting outlets other than those covered in 210.8(C).

Exception No. 2: GFCI protections shall not be required for listed HVAC equipment. This exception shall expire September 1, 2026.

Reason: GFCIs are shown to be effective where a corded product is plugged into a standard "convenience" receptacle in a wet or damp location. However, this requirement is for condenser units, which are hardwired. Data was not provided to support expanding the use of GFCI protection on these circuits. The event used as substantiation was a result of an unqualified individual performing an electrical installation they never should have attempted. The NEC should not mandate GFCI protection for all outdoor outlet based on very specific, unfortunate circumstances. This requirement is extremely broad and will result in many unintended consequences. For example, it has not been determined if all A/C condenser units will operate on a GFCI-protected circuit as sufficient testing has not been conducted. In addition, branch circuit extensions or modifications would require the addition of GFCI protection for old condenser units, and it is not known whether the existing equipment is compatible with GFCI. This requirement also applies to hardwired connections for effluent pumps and other types of lift station pumps with outdoor connections.

Proponent: Home Builders Association of South Carolina.

Previous Code Cycles	Previous Modification Number	Previous Code Section
NEC 2020	NEC 2020 04	210.8(F)

Staff Comments: Changes made in the 2023 NEC are noted in red. Content added to main section, and Exception 2 added.

CONTINUATION

2024 Code Section: 210.12(B) Dwelling Units

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
NEC 2020	NEC 2020 05	210.12(B)

Reason: This change will require receptacles serving 250-volt appliances, such as stoves and clothes dryers, to have GFCI protection when located in bathrooms, crawl spaces, basements, laundry areas or within 6 feet of sinks, bathtubs or showers.

Staff Comments: Previous section was 210.12(A). The main body was reorganized, but the content did not change, and Exception 2 was added. AT the Committee's request, staff will account for the removal of 10-amp branch circuits in the 2024 IRC to match the modified language in the 2023 NEC.

Summary of Code Study Committee Actions:

5/20/2025: Committee voted to table the continuation, to refer back to staff to correct the materials.

8/12/2025: Committee recommended to approve as revised, striking "10 amp" from the verbiage, and keeping the strikethrough of "Kitchens" and "Laundry Spaces", and striking the sunset date in Exception 2. This had the support of the proponent.

(red text below shows changes from 2020 to 2023 code)
(purple text shows Study Committee's recommended changes)

210.12(B) Dwelling Units. All 120-volt, single-phase, ~~10-,~~ 15- and 20- ampere branch circuits supplying outlets or devices installed in the following locations ~~dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas~~ shall be protected by any of the means described in 210.12(A)(1) through (A)(6):

(1) ~~Kitchens~~
(2) Family Rooms
(3) Dining Rooms
(4) Living Rooms
(5) Parlors
(6) Libraries
(7) Dens
(8) Bedrooms
(9) Sunrooms
(10) Recreation Rooms
(11) Closets

(*page 2 of 210.12(B)*)

(12) Hallways
(13) ~~Laundry Spaces~~
(14) Similar Areas

[Items (1) through (6) and Exception to remain as written, per the original modification request.]

Exception No. 1: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system installed in accordance with 760.41(B) or760.121(B). The branch circuit shall be installed in a metal raceway, metal auxiliary gutter, steel-armored cable, or Type MC or Type AC cable meeting the applicable requirements of 250.118, with metal boxes, conduit bodies, and enclosures.

Exception No. 2: AFCI protection shall not be required for the individual branch circuit supplying an outlet for arc welding equipment in a dwelling unit ~~until January 1, 2025~~.

2023 Code Section: 210.12~~(A)~~(B) Dwelling Units

210.12(B) Dwelling Units. All 120-volt, single-phase, 10-, 15- and 20- ampere branch circuits supplying outlets or devices installed in the following locations ~~dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas~~ shall be protected by any of the means described in 210.12(A)(1) through (A)(6):

~~(1) Kitchens~~
(2) Family Rooms
(3) Dining Rooms
(4) Living Rooms
(5) Parlors
(6) Libraries
(7) Dens
(8) Bedrooms
(9) Sunrooms
(10) Recreation Rooms
(11) Closets
(12) Hallways
~~(13) Laundry Spaces~~
(14) Similar Areas

[Items (1) through (6) and Exception to remain as written, per the original modification request.]

Exception No. 1: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system installed in accordance with 760.41(B) or760.121(B). The branch circuit shall be installed in a metal raceway, metal auxiliary gutter, steel-armored cable, or Type MC or Type AC cable meeting the applicable requirements of 250.118, with metal boxes, conduit bodies, and enclosures.

Exception No. 2: AFCI protection shall not be required for the individual branch circuit supplying an outlet for arc welding equipment in a dwelling unit until January 1, 2025.

Reason: This change will require receptacles serving 250-volt appliances, such as stoves and clothes dryers, to have GFCI protection when located in bathrooms, crawl spaces, basements, laundry areas or within 6 feet of sinks, bathtubs or showers. This section previously applied to receptacles up to 125 volts only.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
NEC 2020	NEC 2020 05	210.12(B)

Staff Comments: Changes made in the 2023 NEC are noted in red. The section letter was changed from (A) to (B), and Items 1-6 referenced in the original modification were moved under the new (A) titled “Means of Protection”. Content was added to the main body, and Exception 2 was added. The original modification was to remove “250-volt” from the section, which is no longer in this section of the 2023 NEC, and the modification may now be obsolete. Please review.

CONTINUATION

2024 Code Section: 230.67 Surge Protection

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
NEC 2020	NEC 2020 06	230.67

Reason: The code making panel did not provide adequate substantiation to clearly identify a risk to equipment or safety concern to warrant this new requirement. Surge protection is currently permitted by the code and can provide a value to the end user, but it should remain up to the consumer as to whether the benefit is worth the investment. There are also potential issues with mandating currently-available surge-protection products in all cases. The new language does not specify which conductors are to be protected or what the minimum short circuit current rating, the minimum nominal discharge current rating, or the voltage protection rating should be. Market pressures will dictate that the lowest level of protection is installed in most cases, severely limiting the effectiveness of the devices. There is also no guarantee that the devices remain in service, further negating any possible advantages.

Summary of Code Study Committee Actions:

5/20/2025: Continuation recommended to Council for approval.

8/12/2025: The Committee reconsidered the continuation with the new modification request for this section, and recommended the disapproval of the continuation in favor of the new modification request.

(*the continued modification proposed to delete the section without substitution*)
(red text below shows changes from 2020 to 2023 code)

~~**230.67 Surge Protection.**~~

~~**(A) Surge-Protective Device.** All services supplying the following occupancies shall be provided with a surge protective device (SPD):~~

~~(1) Dwelling units~~
~~(2) Dormitory units~~
~~(3) Guest rooms and guest suites of hotels and motels~~
~~(4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms.~~

~~**(B) Location.** The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto.~~

~~*Exception: The SPD shall not be required to be located at the service equipment as required in 230.67(B) if located at each next level distribution equipment downstream toward the load.*~~

~~**(C) Type.** The SPD shall be a Type 1 or Type 2 SPD.~~

~~**(D) Replacement.** Where service equipment is replaced, all of the requirements of this sections shall apply.~~

2023 Code Section: 230.67 Surge Protection

Section is deleted without substitution.

~~**230.67 Surge Protection.**~~

~~**(A) Surge-Protective Device.** All services supplying [“dwelling units” deleted] the following occupancies~~ shall ~~be provided with a surge-protective device (SPD):~~
~~(1) Dwelling units~~
~~(2) Dormitory units~~
~~(3) Guest rooms and guest suites of hotels and motels~~
~~(4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms.~~

~~**(B) Location.** The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto.~~

~~*Exception: The SPD shall not be required to be located at ["in" deleted] the service equipment as required in 230.67(B) if located at each next level distribution equipment downstream toward the load.*~~

~~**(C) Type.** The SPD shall be a Type 1 or Type 2 SPD.~~

~~**(D) Replacement.** Where service equipment is replaced, all of the requirements of this sections shall apply.~~

Reason: The code making panel did not provide adequate substantiation to clearly identify a risk to equipment or safety concern to warrant this new requirement. Surge protection is currently permitted by the code and can provide a value to the end user, but it should remain up to the consumer as to whether the benefit is worth the investment. There are also potential issues with mandating currently-available surge-protection products in all cases. The new language does not specify which conductors are to be protected or what the minimum short circuit current rating, the minimum nominal discharge current rating, or the voltage protection rating should be. Market pressures will dictate that the lowest level of protection is installed in most cases, severely limiting the effectiveness of the devices. There is also no guarantee that the devices remain in service, further negating any possible advantages.

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
NEC 2020	NEC 2020 06	230.67

Staff Comments: Changes made in the 2023 NEC are noted in red. (A) was reorganized to state explicit uses in the 2023 NEC.

NEW MODIFICATION

2024 Code Section: 230.67 Surge Protection

Proponent: National Electrical Manufacturers Association

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This request recommends the sunset of the removal of surge protection devices in the previous electrical amendments of the South Carolina Electrical Code. The intent is the adoption of this section of the 2023 NEC with no modification to the existing language.

Staff Note: If approved by the Council, this will be removed and not included on the index since it reverts to the 2023 code language as written.

Summary of Code Study Committee Actions:

8/12/2025: Modification request recommended for approval.

(red text below shows changes from 2020 to 2023 code)

230.67 Surge Protection.

(A) Surge-Protective Device. All services supplying the following occupancies shall be provided with a surge-protective device (SPD):

(1) Dwelling units
(2) Dormitory units
(3) Guest rooms and guest suites of hotels and motels
(4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms.

(B) Location. The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto.

Exception: The SPD shall not be required to be located at the service equipment as required in 230.67(B) if located at each next level distribution equipment downstream toward the load.

(C) Type. The SPD shall be a Type 1 or Type 2 SPD.

(D) Replacement. Where service equipment is replaced, all of the requirements of this sections shall apply.

[redacted]

July 15, 2025

To: South Carolina Building Codes Council

Cc: Maggie Smith, Board Executive

Teressa Martin, Administrative Coordinator

Reason: NEMA Authorization Letter

The National Electrical Manufacturers Association hereby authorizes Mr. Joesph Wages, Southern Region Technical Field Representative, to present proposed amendments to the 2024 South Carolina Building Code. The proposed amendments submitted by Mr. Wages have the support of a majority of the members of the NEMA Codes and Standards Committee that governs NEMA's state code development activity.

NEMA greatly appreciates the opportunity to participate and contribute the 2024 South Carolina Building Code update process.

Respectfully Submitted,

[redacted]

Bryan Holland, MCP, CSP.
Managing Director, Technical Field Representatives
National Electrical Manufacturers Association (NEMA)

[redacted]

South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
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llr.sc.gov/bcc

2024 STATEWIDE BUILDING CODE MODIFICATION REQUEST FORM

Requirements:

- All requests must be submitted by August 4, 2025.
- Each request for code modification must be submitted separately.
- A cover letter from the local jurisdiction or professional association, as defined in S.C. Regulation 8-215, stating that the individual is authorized to present the proposed amendment; and verification that the proposed amendment has the support of at least a majority of the members of the board or council governing the local jurisdiction or professional association proposing the modification.
- Sufficient test information, studies, data, or other documentation that would be necessary to fully explain and justify the proposed amendment.
- A local jurisdiction or professional association shall not propose a modification which will amend, suspend, eliminate or supersede an existing statute, policy, rule or regulation of any state or federal agency per S.C. Regulation 8-240 (H).
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Association/Jurisdiction: NEMA

Address: [redacted] Arlington, VA 22209
Street City State Zip

Name: Joseph Wages Jr. Title/Position: NEMA Southern Technical Field I

Phone No [redacted] Email Address [redacted]

Please select the applicable code to be modified: 2023 National Electrical Code

Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: 230.67.

Code section as modified:
Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.

(A) Surge-Protective Device.
All services supplying the following occupancies shall be provided with a surge-protective device (SPD):

(1) Dwelling units

(2) Dormitory units

(3) Guest rooms and guest suites of hotels and motels

(4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms

Informational Note: See 517.10(B)(2).

(B) Location.
The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto.

Exception: The SPD shall not be required to be located at the service equipment as required in 230.67(B) if located at each next level distribution equipment downstream toward the load.

(C) Type.
The SPD shall be a Type 1 or Type 2 SPD.

(D) Replacement.
Where service equipment is replaced, all of the requirements of this section shall apply.

(E) Ratings.
SPDs shall have a nominal discharge current rating (In) of not less than 10kA.

230.67 Surge Protection.

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(B) Location. The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto.

Exception: The SPD shall not be required to be located at the service equipment as required in 230.67(B) if located at each next level distribution equipment downstream toward the load.

(C) Type. The SPD shall be a Type 1 or Type 2 SPD.

(D) Replacement. Where service equipment is replaced, all of the requirements of this section shall apply.

(E) Ratings. SPDs shall have a nominal discharge current rating (In) of not less than 10kA.

In 200 characters or less, please briefly describe the justification for this modification request.

This request recommends the sunset of the removal of SPD protection in the previous electrical amendments of the South Carolina Electrical Code. The intent is the adoption of this section of the 2023 NEC with no modification to the existing language.

Per Regulation 8-240(F)(2)(e), please list the persons with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information is the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Don Iverson	Codes and Standards	Schnieder Electric	[redacted]	
Gerry O'Conner	Codes and Standards	Eaton Corporation		
Steve Chutka	Codes and Standards	Siemens Corporation		

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: [redacted] Date: 07-15-2025

Title: NEMA Southern Technical Field Representative

South Carolina Statewide Code Modification Substantiation

	The AFCI device is designed to ignore normal arcing, such as when switches open and close and when plugs are inserted or removed from receptacles. This section requires that AFCI devices be the combination type. A combination AFCI integrates the arc detection of a branch/feeder AFCI with low-level series arc detection. One point of confusion to avoid is that a "combination AFCI" is NOT a combination AFCI/GFCI device. Even though AFCI circuit breaker devices and GFCI circuit breaker devices look similar and are installed in a similar manner, they are very different devices with different functions, and they cannot be substituted for one another to satisfy code requirements. Deaths associated with fires due to damaged electrical conductors or cords to appliances and other electrical equipment has been substantiated. To not afford this protection to the residence of any state is irresponsible.
230.67 (2023 NEC)	This section requires that all dwelling electrical services be protected by a surge protection device (SPD). Note that this section does not recognize point of utilization devices such as relocatable power taps (power strips). The required protection required at 230.67 would be considered as whole-house protection. In today's dwellings, there are many electronic devices that can be damaged by voltage surges, and many of those devices are for occupant safety. Such devices protect appliances, electronic equipment, alarm systems, smoke and CO alarms, GFCI and AFCI devices, fixtures and plug loads from voltage surges (transients) that can be introduced from the utility supply or from other sources. Such spikes are caused by lightning strikes, utility equipment faults, rapid changes in loads on the grid and grid switching operations among other possible causes. Sources of voltage surges can also originate within a dwelling such as from cycling of large motor loads, static electricity, and magnetic coupling.

	The requirement for surge protection for the dwelling service is accomplished by a permanently installed device located ahead of, or on the load side of, the service disconnect overcurrent device. An SPD is available as a plug-on or bolt-on device that fits on panelboard busbars in place of a circuit breaker. Such devices connect to each ungrounded leg of the service and have a pigtail that connects to the grounded conductor busbar. The devices are protecting against voltage surges that occur line-to-line and line-to-neutral. An SPD might be installed in a knockout on a service enclosure or as an integral part of service equipment, or it might be installed as a plug-on device in a distribution panelboard. Some manufacturers offer SPD that install in the same manner as a branch circuit breaker in a panelboard. The SPD instructions might require/suggest that the device be installed in a specific location in a panelboard, such as in the first breaker position. The exception suggests that the SPD need not be installed in the service equipment if it is installed in each distribution panel supplied by the service.
E3606.5 (2024 IRC)	This section requires that all dwelling electrical services be protected by a surge protection device (SPD). Note that this section does not recognize point of utilization devices such as relocatable power taps (power strips). The required protection required at E3606.5 would be considered as whole-house protection. In today's dwellings, there are many electronic devices that can be damaged by voltage surges, and many of those devices are for occupant safety. Such devices protect appliances, electronic equipment, alarm systems, smoke and CO alarms, GFCI and AFCI devices, fixtures and plug loads from voltage surges (transients) that can be introduced from the utility supply or from other sources. Such spikes are caused by lightning strikes, utility equipment faults, rapid changes in loads on the grid and grid switching operations among other possible causes. Sources of voltage surges can also originate within a dwelling such as from

NEW MODIFICATION

2024 Code Section: 230.71(B) Two to Six Service Disconnecting Means

Proponent: Home Builders Association of South Carolina

Previous Code Cycles	Previous Modification Number	Previous Code Section
N/A		

Reason: This request is meant to address motor control centers in structures subject to the South Carolina Residential Code. Remove the word separate when referencing meter centers with two to six disconnecting means. Requiring separate compartments for disconnecting means when these means of disconnect are grouped together limits types of metering allowed in residential dwellings supplied by 400amp services as well as types of meter centers allowed to be installed on residential single family town home construction. In these situations, requiring separate compartments significantly increases cost of new home construction.

Staff Note: This modification was made under consideration for IRC Section E3601.7.3, and the Committee determined that Section 230.71(B) would also be affected.

Summary of Code Study Committee Actions:

8/11/2025: Modification request recommended for approval.

(red text below shows changes from 2020 to 2023 code)

230.71(B) Two to Six Service Disconnecting Means. Two to six service disconnects shall be permitted for each service permitted by 230.2 or for each set of service-entrance conductors permitted by 230.40, Exception No. 1, 3, 4, or 5. The two to six service disconnecting means shall be permitted to consist of a combination of any of the following:

(1) Separate enclosures with a main service disconnecting means in each enclosure

(2) Panelboards with a main service disconnecting means in each panelboard enclosure

(3) Switchboard(s) where there is only one service disconnect in each separate vertical section with barriers provided between ~~where there are barriers separating~~ each vertical section to maintain the inadvertent contact protection required in 230.62 based on access from the adjacent section(s)

(4) Service disconnects in switchgear, transfer switches, or metering centers where each disconnect is located in a separate compartment

(5) Metering centers with a main service disconnecting means in each metering center

(6) Motor control center(s) where there is only one service disconnect in a motor control center unit and a maximum of two service disconnects provided in a single motor control center with barriers provided between each motor control center unit or compartment containing a service disconnect to maintain the inadvertent contact protection required in 230.62 based on access from adjacent motor control center unit(s) or compartment(s) in structures subject to the South Carolina Residential Code

(*page 2 of 230.71(B)*)

Exception to (2), (3), (4), (5), and (6): Existing service equipment, installed in compliance with previous editions of this Code that permitted multiple service disconnecting means in a single enclosure, section, or compartment, shall be permitted to contain a maximum of six service disconnecting means.

[*Informational Notes 1-3 are not included here*]