

**South Carolina Residential Builders Commission
Board Meeting Minutes, Wednesday, June 8, 2005 – 10:00 am
Synergy Business Park, Kingstree Building, Suite 108
Columbia, South Carolina**

MEMBERS PRESENT

**Al Bailey
Frank Clark
John Curl
Derrick Williams**

OTHERS PRESENT

**Rick Wilson, Dep. General Counsel
Kent Lesesne, Office of Gen. Counsel
Louis Rosen, Hearing Advisor
Charles McAlister, Administrator
Christine Driver, Staff
Stacy Johnson, Staff
Edwin Farnell, Chief Investigator, OIE
Faye Grainger, Court Reporter**

MEMBERS ABSENT

Caleb Davis, Gale Crawford, and Oscar Molin

Public Notice of this meeting was properly posted at the Residential Builders Commission Office, Synergy Business Park, Kingstree Building, Columbia, South Carolina, and provided to any requesting persons, organizations, or news media in compliance with Section 30-4-80 of the S. C. Freedom of Information Act. A quorum was present at all times.

Call to Order

Mr. John Curl, Chairman, called the meeting to order.

Absence of Members:

Mr. Bailey moved to excuse Caleb Davis, Gale Crawford, and Oscar Molin for business reasons. Mr. Williams seconded the motion, and with all members present voting favorably, the motion carried.

Approval of Minutes

Motion: Mr. Bailey moved to approve the minutes of the May 11, 2005, meeting. Mr. Williams seconded the motion, and with all members present voting favorably, the motion carried.

Approval of Recommendations of Investigative Review Committee

Motion: Mr. Williams moved to approve the recommendations of the Investigative Review Committee. Mr. Bailey seconded the motion, and with all members present voting favorably, the

motion carried.

Approval of Recommendations of Administrative Hearing Officer/Bond Hearing

Motion: Mr. Bailey moved to approve the recommendations of the Administrative Hearing Officer/Bond Hearing for Charles R. Thompson, James Rutledge, Matthew Burrell, George Lemacks, and Bryan Sligh. Mr. Williams seconded the motion, and with all members present voting favorably, the motion carried.

Approval of Recommendation of Administrator for Bond Claim

Motion: Mr. Clark moved to approve the recommendation of the Administrator for Bond Claim for Sam Blaiss vs. George Lemacks in the amount of \$11,000.00. Mr. Williams seconded the motion, and with all members present voting favorably, the motion carried.

New Business

None

Unfinished Business

Mr. McAlister presented to the Commission proposed changes to the Residential Construction Standards to comply with Bill H3008, which Governor Sanford signed on March 21, 2005. Mr. McAlister recommended that the period of time that heating and air conditioning, plumbing, and electrical work be open to inspection for code violations should be reduced accordingly. Major structural damage is inspected for code violations during the first eight years. The Introduction to Standards changed to Applicable Building Codes.

The recommended changes are as follows:

APPLICABLE TIME LIMITS

The Commission, under normal conditions, will inspect for code violations during the time limits shown below. Contractor responsibility does not extend to items, which have been subject to owner neglect, modification, or abnormal use.

Defects in appliances, fixtures and heating/air conditioning equipment, properly installed by the contractor, shall be limited to the manufacturer's warranty.

Nothing in this section creates a warranty or limits a warranty.

The following classifications shall be open to inspection for code violations for the first twenty-four months:

1. Grading, fill and other site work
2. Masonry and concrete*
3. Carpentry and wood products*
4. Insulation
5. Moisture
6. Doors and windows
7. Finishes: paint, stain, wallpaper, carpet, tiles, flooring, etc.
8. Cabinets and countertops
9. Drywall and plaster
10. Roofing*
11. Siding
12. Windows and skylights
13. Caulking and weather-stripping
14. Hardware

The following classifications shall be open to inspection for code violations for the first ~~sixty months~~:
forty-eight months

1. Heating and air conditioning
2. Plumbing
3. Electrical

Major structural damage, including structural damage to systems noted above by an asterisk*, and buildings which are unsafe, unsanitary, do not provide adequate egress, constitute a fire hazard, or are otherwise dangerous to human life shall be inspected for code violations during the first ~~ten~~ years only. **eight years**

INTRODUCTION TO STANDARDS

STRUCTURAL, MECHANICAL PLUMBING, AND ELECTRICAL STANDARDS

~~Building codes change from time to time. Applicable codes shall be the current codes at the time of construction or, in the case of locally adopted codes, the adopted codes at the time of construction.~~
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~~I. The structural, mechanical plumbing, and electrical standards shall be those contained in the Building Code, Mechanical Plumbing Code and Electrical Code regulating that respective construction in the area. Inspection by qualified inspectors of the governmental jurisdiction will provide evidence of compliance.~~

~~II. In the case where no Codes exist the following will apply:~~

~~(A) — A combination of the following Model Codes to cover building, mechanical plumbing, and electrical.~~

~~BUILDING CODES~~

~~CABO One and Two Family Dwellings Code~~

~~Southern Standard Building Code~~

~~MECHANICAL CODES~~

~~The Standard Mechanical Code and the Standard Gas Code of the Southern Building Code Congress International~~

~~ELECTRICAL CODES~~

~~The National Electrical Code~~

~~(Other appropriate Southern, National, State or Federal Standard Codes, where applicable.)~~

APPLICABLE BUILDING CODES

Building codes change from time to time. For the purpose of these Standards, the building codes governing the structural, mechanical, plumbing, electrical, gas and energy requirements for new construction, that was adopted and in effect at the time the house was constructed, must be used to determine compliance. Inspection of specific components or systems by registered inspectors of the governmental authority having jurisdiction will provide evidence

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of presumed compliance.

If building codes were not adopted and in effect at the time the house was constructed, the following will apply to all structural, mechanical, plumbing, electrical, gas and energy systems:

1. If the house was constructed prior to July 1, 2002;
 - A. The 1995 edition of the CABO One and Two Family Dwelling and Model Energy Codes; or,
 - B. The 1997 edition of the Standard Building, Mechanical, Plumbing and Gas Codes, the 1996 edition of the National Electrical Code and the CABO Model Energy Code.
2. If the house was constructed after July 1, 2002;
 - A. The edition of the International Residential Code adopted and in effect at the time construction was started.

Motion: Mr. Williams moved to approve the changes to the Residential Construction Standards to comply with Bill H3008. Mr. Bailey seconded the motion, and with all members present voting favorably, the motion carried.

Adjournment

There being no further business, the business meeting for June 8, 2005, concluded at 10:35 a.m.

The next scheduled Commission meeting will be held on July 13, 2005, at 10:00 a.m. at the Synergy Business Park, Kingstree Building, Room 108. (Note: Subject to Change)

Hearings

Mr. John Curl called the hearings to order. Mr. Kent Lesesne represented the State.

<u>Builder</u>	<u>Homeowner</u>	<u>Case #</u>	<u>Order</u>
Melaine Burns	Robert O. Daily	2004-583	Continued
Jeremy Overholt	Darlene Medlock	2004-509	Revoked, Fine \$5,000.
Jeremy Overholt	William S. Lecoy	2004-612	Revoked, Fine \$5,000.
Jeremy Overholt	Denise Woolner	2004-630	Revoked, Fine \$5,000.

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Jeremy Overholt Donna Summer 2004-712 Revoked, Fine \$5,000.

Transcripts of these hearings may be obtained from Faye Grainger, Certified Court Reporter, Grainger Reporting Services, 803-798-2679.