

LLR – SOUTH CAROLINA STUDY COMMITTEE FOR BUILDING CODES

South Carolina, Kingstree Building
110 Centerview Drive, Columbia, SC 29210

MINUTES

Thursday, March 28, 2019

9:00 am

Jesse Burke, Study Committee Chairman, announced that notice of this meeting was properly posted at the Building Codes Council Office, Synergy Business Park, Kingstree Building, and provided to all requesting persons, organizations, and news media in compliance with §30-4-80 of the South Carolina Freedom of Information Act.

1. Welcome and Call to Order:

Jesse Burke, Study Committee Chairman, called the special meeting to order at 9:03 a.m. Other Study members present for the meeting included: Douglas James; Other Study members present by phone conference included: James Whitaker; Curt Whaley; Church Powers.

Staff members participating in the meeting included: Stacey Hewson Advice Counsel; Roger Lowe, Administrator; Teresa Martin, Program Coordinator; and Maggie Castles, Program Coordinator.

Michelle Manni, Court Reporter.

2. Approval of Agenda:

March 28, 2019

MOTION:

Mr. James made a motion to approve the agenda for the March 28, 2019, meeting with the correction of the IBC section to 903.2.1.2. Mr. Whitaker seconded the motion, which carried unanimously.

3. Proposed change to the modification of the 2018 IBC 903.2.1.2 and the 2018 IFC 903.2.1.2:

State Representative William Chumley of Greenville and Spartanburg has requested a change to the language to increase the maximum occupancy be increased to 200 in lieu of the 150 in the current modification. The modification would then read:

IBC & IFC Section 903.2.1.2 Group A-2.

The following exception is added to the section as follows:

Exception: A structure where an agritourism activity, as defined by South Carolina Code Section 469-53-10, intended for food or drink consumption, with a fire area occupant load of more than 99 but less than 200, with an automatic fire and smoke detection system that must be installed in accordance with Section 907 in the NFPA 72. Fire area occupant load of 200 or more requires that an automatic fire sprinkler system be installed.

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Patrick Brown, Building Official for the Town of Edisto and President of the BOASC stated that he was opposed to the A3 Occupancy, he explained that A2 means food and beverage and A3 means no food and beverage. He suggested to remove the modification and add agritourism to A3 with no working kitchen.

Chris Stover, Building Inspector for the City of Greenville supported A3.

James Ferrell with County of Greenville supports moving agritourism to A3 without a working kitchen or changing A2 to 299 as a whole.

Tony Longino, Building Official with the County of Greenville feels the problem with working kitchen is the hazard, he suggested to state no cooking be allowed within 50ft of building.

Steve Upton, Fire Marshal with the City of Greenville would not support A2 moving to 200 as a whole.

MOTION:

Mr. Whitaker made a motion to move to A3 with no working kitchen. There was no second, so motion canceled.

MOTION:

Mr. Powers made a motion to go into executive session. Mr. James seconded the motion, which carried unanimously.

MOTION:

Mr. James made a motion to come out of executive session. Mr. Whitaker seconded the motion, which carried unanimously.

MOTION:

Mr. James made a motion to maintain the previous modification. Mr. Powers seconded the motion, which did not carry unanimously, Mr. Whitaker opposed.

4. Adjournment:

MOTION:

Mr. James made a motion to adjourn. Mr. Whitaker seconded the motion, which carried unanimously. The meeting adjourned at 10:11 am.