

LLR – SOUTH CAROLINA BUILDING CODES COUNCIL

South Carolina Fire Academy, Denny Auditorium
141 Monticello Trail, Columbia, SC 29203

MINUTES

Wednesday, November 20, 2019

10:30 am

Delisa Clark, Council Chairman, announced that notice of this meeting was properly posted at the Building Codes Council Office, Synergy Business Park, Kingtree 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:**

Delisa Clark, Council Chairman, called the regular meeting to order at 10:30 a.m.

2. **Statement of Public Notice:**

Public notice of this meeting was properly posted at the Synergy Business Park, Kingtree Building and on the Agency's website, and provided to all requesting persons, organizations and news media in accordance with Section 30-4-80 of the South Carolina Freedom of Information Act.

3. **Approval of Agenda:**

November 20, 2019

MOTION:

Mr. Rye made a motion to approve the agenda for the November 20, 2019, meeting. Ms. Hopkins seconded the motion, which carried unanimously.

4. **Introduction of Council Members and Others:**

Tim Hance, Darbis Briggman, David Blackwell, Chris Cullum, Delisa Clark, Frank Hill, Mike Lowman, Melissa Hopkins, Michael Richardson, Bennett Griffin, Alan Campbell, and Doug Terrell introduced themselves as Council members.

Staff members participating in the meeting included: Stacey Hewson, Advice Counsel; Molly Price, Administrator; Maggie Castles and Teresa Martin, Program Coordinators; and Ann Makris, Court Reporter.

5. **Approval of Excused Absences:**

MOTION:

Mr. Briggman made a motion to approve absent members Patrick Bradshaw, and Dean Wilson. Mr. Blackwell seconded the motion, which carried unanimously.

6. **Approval of Minutes:**

August 22, 2019-Council Meeting; September 27, 2019-Committee Meeting

MOTION:

Mr. Hill made a motion to approve the minutes from the August 22, 2019, Council Meeting. Mr. Blackwell seconded the motion, which carried unanimously.

MOTION:

Mr. Cullum made a motion to approve the minutes from the September 27, 2019, Committee Meeting. Mr. Richardson seconded the motion, which carried unanimously.

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7. **Chairman's Remarks:**

Chairman Clark welcomed and thanked everyone for attending the meeting.

8. **Staff Reports:**

a. *Legislative Update-Holly Beeson*

Ms. Beeson informed council members that the 2018 codes were still on track for adoption January 1, 2020. The Modifications would be finished by Friday, November 22, 2019, and be back up on the website. She explained that she has been working to correct the scribes errors and that she submitted proposed regulations to the General Assembly for consideration during the 2020 session. She informed the council members that she would send out a copy to everyone.

b. *Office of Investigations and Enforcement-Todd Bond*

Mr. Bond reported that currently there are 2 open cases: 1 dismissal and 1 letter of caution.

MOTION

Mr. Lowman made a motion to approve the IRC report with the date changed to November 7, 2019. Mr. Cullum seconded the motion which carried unanimously.

c. *Office of Disciplinary Counsel Report- Molly Price*

Mrs. Price reported that there are currently 2 open cases; 1 case pending;

d. *Administrator's Report-Molly Price*

Ms. Price asked council members for their feedback and input about ways to streamline the Modifications and Codes process for the next cycle.

Ms. Price informed council members about ICC making a mistake on grading the Residential Mechanical exam and that council staff member Teresa Martin was working with licensees to identify those affected by the score changes.

Ms. Price announced that Mr. Patrick Bradshaw had been appointed to the Council.

Ms. Price discussed the Council's financial report.

9. **New Business:**

a. *General Assembly Mold Abatement Study Committee-Katie Phillips, Director of Governmental Affairs*

Ms. Phillips sought feedback from the Council on mold identification and remediation in buildings and whether mold identification/remediation services should be regulated.

b. *CEU Credit for ICC Examinations:*

MOTION:

Ms. Hopkins made a motion to approve one hour credit for ICC passed exams. Mr. Blackwell seconded the motion, which carried unanimously.

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Doug Terrell recused himself from the discussion items (c) and (d) below.

c. Residential Modular Installation form and Display Models.

Ms. Castles began the discussion by explaining the purpose of the form, that it is not required for commercial units, and that there was no record of why it was produced, as it is not required by statute or regulation. She asked the Council members for any information they may have on the development of the form, and it was suggested that it was used as an additional check and balance to ensure that properly licensed builders/contractors are installing modular homes on site. She explained that the Authority Having Jurisdiction checks for properly licensed individuals when the permit is pulled, as an owner disclosure statement is not currently accepted for modular buildings. The Council asked Ms. Castles to gather more information on the necessity of the form and present at the next meeting.

Regarding display models, Ms. Castles explained that each residential modular unit label application must be accompanied by the aforementioned form which is completed by a properly licensed builder/contractor. By signing the form, the builder/contractor attests that he/she will take responsibility for all of the work involved in the modular home setup, including but not limited to the installation of all components provided by the factory unless otherwise noted on the plans, and the completion of all finish work for the modular unit being described. Because residential display models do not require that all systems and finish work be completed, contractors are unwilling to sign the form, therefore preventing a label from being issued. Ms. Castles explained that this is just being brought to the Council's attention because display units are not normally displayed by the manufacturer, but are sold to licensed builders/contractors on a retail basis, and these individuals sign the installation form. The Council expressed concern at who would be inspecting the display models when on site at a manufacturing facility to ensure it is safe for the public. They asked that further discussion on the issue be held at the February 18, 2020, meeting before a decision is made.

d. Residential Owner Disclosure Statement for Modular Construction.

After receiving correspondence from members of the industry and public, Ms. Castles contacted several modular manufacturers to inquire how a residential owner disclosure statement might affect the manufacturer's warranty for a home. She presented this information, stating that she had only spoken to a few manufacturers to get a sampling of the licensee base, but determined that the answers were mixed. The Council discussed the benefits and drawbacks to allowing an owner to perform the modular home setup. After that discussion, the Council asked Ms. Castles to speak to more manufacturers and gather more information to present at next meeting.

e. Travel request: 2020 World of Modular Annual Convention-March 9-12, 2020

MOTION:

Ms. Hopkins made a motion to approve two board members and staff to attend the World of Modular Convention. Mr. Blackwell seconded the motion, which carried unanimously.

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10. Committee Reports:

a. Wind/Seismic Maps Committee Report and Recommendations

Members of the Council appointed map committee explained to the council that several of the 2015 maps on the BCC website had errors with the seismic lines and that Mr. Shawn Brashear volunteered to take the maps back to the respective jurisdictions to determine those lines. After being reviewed by members of the committee, they requested approval from the Council to put the 2015 maps back on the website with the remainder of the county maps, which had been removed from the website during review.

MOTION:

Mr. Cullum made a motion to allow staff to put all 2015 maps, corrected and unaltered, back up on the website. Mr. Briggman seconded the motion, which carried unanimously.

MOTION:

Ms. Hopkins made a motion that the 2015 maps will be carried over into the 2018 code cycle and in addition to the 2015 maps, the ATC website could be used at the Building Official's discretion in determining wind/seismic zones. Mr. Griffin second the motion, which carried unanimously.

11. Election of Officers:

MOTION:

Mr. Cullum made a motion to nominate Delisa Clark as the Chair. Mr. Hill seconded the motion, which carried unanimously.

MOTION:

Mr. Richardson made a motion to nominate Chris Cullum as Vice Chair. Mr. Briggman seconded the motion, which carried unanimously.

12. Public Comments:

Mark Nix spoke about the South Carolina Architects Board, which clarified in its September meeting that architectural plans for townhomes with three or more units must be sealed by an architect.

13. Date of Next Meeting

The next meeting of the South Carolina Building Codes Council is set for Tuesday, February 18, 2020.

14. Adjournment:

The meeting adjourned at 12:30pm.

MOTION:

Mr. Lowman made a motion to adjourn. Ms. Hopkins seconded the motion, which carried unanimously.