

**MINUTES**  
**South Carolina Building Codes Council**  
**Modular Review Committee Meeting**  
**2:00 p.m., February 3, 2022**  
**Via Video/Teleconference**

**Meeting Called to Order**

Maggie Smith, Program Coordinator, called the scheduled meeting of the South Carolina Modular Review Committee to order at 2:03 p.m. Other members participating in the meeting included: Patrick Brown, BOASC; Doug Terrell, Council member; Delisa Clark, Council member; Darbis Briggman, Council member; Dennis Jones, MHISC; Shell Suber, MHISC; John Murdaugh, City of North Charleston Code Enforcement; and Mark Dillard, MHISC.

Staff members participating during the meeting included: Molly Price, Administrator; Maggie Smith, Program Coordinator; and Stacey Hewson, Advice Counsel.

Ms. Smith announced that public notice of this meeting was properly posted at the Building Codes Council office, Synergy Business Park, Kingstree Building and on the Agency's website and provided to all requesting persons, organizations, and news media in compliance with Section 30-4-80 of the South Carolina Freedom of Information Act. The meeting was conducted via teleconferencing with notice given to all parties of this teleconferencing platform.

**Administrator's Remarks**

Ms. Smith thanked the Committee members for their flexibility after the previously scheduled meeting was cancelled, and reviewed the agenda items to be discussed.

**Review of Modular Audit Criteria**

Ms. Smith thanked Doug Terrell and his staff at Blue Ridge Log Cabins, LLC for their participation in the modular in-plant audit that took place on November 19, 2021; and thanked Darbis Briggman for his participation in the audit as a Committee member. Ms. Smith reviewed the audit process that took place and asked the Committee for feedback about improvements to the form or process.

Ms. Price added that staff will ask for assistance from one or two Committee members for the remaining in-plant modular audits, and that staff will take into account potential conflict of interest and minimizing Council member involvement during that scheduling process.

Mr. Briggman commended Doug Terrell and Blue Ridge Log Cabins, LLC for being well prepared and accommodating throughout the audit process.

**Modular Variance Request**

Ms. Smith reviewed the materials provided, to include email correspondence requesting a variance from the roof pitch and eave projection requirements in S.C. Code of Laws Section 23-43-85(A)(1) and (2) for a potential S.C. licensed modular manufacturer. She asked for feedback from the Committee about the variance process and the request received, and asked a Committee member with knowledge of the legislation to provide a brief history.

Mr. Jones shared a history of S.C. Code of Laws Section 23-43-85 and expressed that variance requests should not be made with the intent of being exempted from a requirement as a whole, but should be submitted for specific plans once a modular manufacturer is licensed in South Carolina.

The Committee agreed that variance requests should be reviewed only for specific projects, not as a tool for blanket exemptions from requirements in the law or adopted codes.

**Public Comments**

There were no public comments at this meeting.

**Adjournment**

The meeting adjourned at 2:32 p.m.