

**South Carolina Building Codes Council
Council Meeting
South Carolina Fire Academy, Denny Auditorium
141 Monticello Trail, Columbia, SC 29203**

Tuesday, May 23, 2023

10:30 am

Welcome and Call To Order:

Delisa Clark, Council Chairman, called the meeting to order at 10:31 a.m.

Delisa Clark, Council 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. This meeting is being conducted via teleconferencing with notice given to all parties of this teleconferencing platform.

Approval of Agenda:

May 23, 2023

MOTION

Mr. Briggman made a motion to approve the Agenda for May 23, 2023. Mr. Hance seconded the motion, which carried unanimously.

Introduction of Council Members and Others

Doug Terrell, Alan Campbell, Bennett Griffin, Michael Richardson, Frank Hill, Delisa Clark, Darbis Briggman, Tim Hance, Michael Julazadeh, and Stevenson Adams introduced themselves as Council members.

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

Sarah Costello, with Creel Court Reporting, appeared as the Court Reporter.

Approval of Excused Absences

MOTION

Mr. Briggman made a motion to approve the absences of Mike Lowman, Curtis Rye, Melissa Hopkins, Chris Cullum, and Patrick Bradshaw. Mr. Richardson seconded the motion, which carried unanimously.

Approval of Meeting Minutes

a. February 28, 2023 Council Meeting; and April 24, 2023 Committee Meeting.

MOTION

Mr. Briggman made a motion to approve the February 28, 2023 Council meeting minutes and April 24, 2023 Committee meeting minutes. Mr. Hance seconded the motion, which carried unanimously.

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Chairman's Remarks

Delisa Clark thanked everyone for attending.

Staff Reports

a. Administrator's Report – Molly Price

Ms. Price provided licensure statistics to the Council, citing 14 newly issued registrations as of May 15, 2023, with a total of 1,265 active registrants. Ms. Price also informed Council as of May 16, 2023, 324 registrants had renewed their registrations for 2023-2025, leaving 773 to renew by June 30, 2023. She also provided cash reports for both the Building Codes Council and the Certification Program.

b. Modular Building Program Report - Maggie Smith

Ms. Smith provided an update on the status of the modular plant audits, reporting that the final audit was performed on March 9, 2023. Ms. Smith also informed the Council that two potential in-state modular manufacturers had contacted staff about licensure and that once they are licensed an audit will be scheduled.

c. Office of Investigations and Enforcement (OIE) Report – Maurice Smith

Mr. Smith explained that there have been 16 new complaints filed since May 9, 2023. There are currently 8 active investigations and 8 cases have been closed this year.

d. Investigative Review Conference (IRC) Report – Maurice Smith

The IRC met on May 9, 2023, and recommended 2 cases for dismissal.

MOTION

Mr. Briggman made a motion to approve the IRC report. Mr. Richardson seconded the motion, which carried unanimously.

e. Office of Disciplinary Counsel (ODC) Report – Erin Baldwin

Ms. Baldwin referred the Council to the ODC report provided in their meeting materials and offered to answer any questions.

Disciplinary Hearing

a. 2022-12 and 2022-14 (Final Order Hearing)

The Building Codes Council held a disciplinary hearing regarding Ashley C. Rochester. Ms. Rochester appeared before the Building Codes Council and waived her right to legal counsel. All persons testifying were sworn in by the court reporter. Disciplinary hearings are recorded by a certified court reporter in the event that a verbatim transcript is necessary.

MOTION

Mr. Briggman made a motion to go into executive session for legal advice. Mr. Griffin seconded the motion, which carried unanimously.

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MOTION

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

It was noted for the record that no votes were taken during executive session.

MOTION

Mr. Julazadeh made a motion to issue a non- disciplinary Letter of Caution. Mr. Briggman seconded the motion, which carried unanimously.

New Business

a. Georgetown County Variance Request – Coastal A Zone

Mr. Steven Elliott, Building Official for Georgetown County, addressed the Council requesting a variance to Sections R322.1 through R322.2.10 of the 2021 South Carolina Residential Code and Section 1612 of the 2021 South Carolina Building Code which require new construction and substantial improvements in the Coastal A Zone to meet the same standard required in the Coastal High Hazard V Zone.

MOTION

Mr. Hance made a motion to go into executive session for legal advice. Mr. Briggman seconded the motion, which carried unanimously.

MOTION

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

It was noted for the record that no votes were taken during executive session.

MOTION

Mr. Briggman made a motion to deny the request for a variance on grounds that Georgetown County failed to demonstrate, as required by Council statute and regulations, how the referenced building code sections do not meet its needs due to local physical or climatological conditions. Mr. Richardson seconded the motion. Mr. Hance opposed and the motion carried.

b. Approval of 2024 Code Adoption Process

Ms. Price proposed a new code adoption timeline to the Council, to be implemented with the 2024 code adoption cycle. The proposal would add a year to the adoption process and allow for the appointed study committee to spend a year reviewing the code adoption changes at the national level.

MOTION

Mr. Hill made a motion to approve the 2024 Code Adoption Process. Mr. Julazadeh seconded the motion, which carried unanimously.

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Committee Reports

a. Regulatory Review Committee (Sections 8-205 – 8-275)

Ms. Price stated that the first Regulatory Review Committee meeting was held on April 24, 2023, and she provided a summary of the regulations being reviewed, as well as the goal of the Committee. She concluded that regulation drafts would be presented to the Council for discussion and approval as they are completed.

Public Comments

Mr. Chris Stover introduced himself as the President for the Building Official Association of South Carolina (BOASC).

Adjournment

MOTION

Mr. Briggman made a motion to adjourn. Mr. Hance seconded the motion, which carried unanimously.

There being nothing further, the meeting adjourned at 12:13 pm.