

**South Carolina Building Codes Council
Council Meeting
Meeting Minutes
Synergy Business Park, Kingstree Building
110 Centerview Drive, Upstate Room
Columbia, SC 29210**

Tuesday, February 27, 2024

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.

Approval of Agenda:

February 27, 2024

MOTION

Mr. Bradshaw made a motion to approve the agenda for February 27, 2024. Mr. Briggman seconded the motion, which carried unanimously.

Introduction of Council Members and Others

Doug Terrell, Alan Campbell, Michael Richardson, Melissa Hopkins, Mike Lowman, Francis Hill, Darbis Briggman, Chris Cullum, Michael Julazadeh, Stevenson Adams, Salvatore Napolitano, David Black and Patrick Bradshaw introduced themselves as Council members.

Staff members participating in the meeting included: Marcie Greene, Advice Counsel; Molly Price, Program Director; Maggie Smith, Board Executive; and Teresa Martin, Administrative Coordinator.

Katherine Boone, with Creel Court Reporting, appeared as the Court Reporter.

Approval of Excused Absences

MOTION

Mr. Lowman made a motion to approve the absences of Bennett Griffin and Charles Stuart. Mr. Briggman seconded the motion, which carried unanimously.

Approval of Meeting Minutes

a. November 7, 2023 Council Meeting

MOTION

Ms. Hopkins made a motion to approve the November 7, 2023 Council meeting minutes. Mr. Bradshaw seconded the motion, which carried unanimously.

Chairman Remarks

Ms. Clark thanked everyone for attending and welcomed Marcie Greene as the new advice counsel.

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Staff Reports

a. Legislative Update – Molly Price

Ms. Price provided Council members with an update on the current legislative session and bills that have been introduced so far. Her report included updates about Document 5248/Regulation; H.4086 (Residential Builders Practice Act); H.4835 (Contractor Licensure Exemptions); H.4652 (Local Government Application Review).

b. Council Executive’s Report

Ms. Smith provided cash reports for both the Building Codes Council and the Certification Program; and provided licensure statistics to the Council, citing 21 newly issued registrations and six newly issued licenses as of February 12, 2024, with a total of 1,181 active licenses and registrations.

c. Modular Building Program Report - Maggie Smith

Ms. Smith provided the latest modular label application numbers for the Council’s review.

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

Mr. Smith explained that there have been 54 new complaints filed since January 1, 2023. There are currently nine active investigations and 30 cases have been closed.

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

The IRC met on February 13, 2024, and recommended one case for dismissal, three for formal complaint, and one for a Letter of Caution.

MOTION

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

f. 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.

Motion for Reconsideration

a. Georgetown County Variance Request-Coastal A Zone

Mr. Jay Watson, Attorney for Georgetown County, presented the case before the Council. The request was for the Council to reconsider the denial of the original variation request made by Georgetown County on May 23, 2023. The original request was for 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.

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MOTION

Ms. Hopkins made a motion to go into executive session for legal advice. Mr. Bradshaw seconded the motion, which carried unanimously.

MOTION

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

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

MOTION

Ms. Hopkins made a motion to deny the request to amend the Council's previous order. Mr. Briggman seconded the motion, which carried unanimously.

Emergency Building Code Modification Hearing

a. 2021 SC Building Code & 2021 SC Fire Code - EV Charging Stations

The Building Officials Association of South Carolina (BOASC) submitted six emergency modification requests to the 2021 SC Building Code and 2021 SC Fire Code to amend sections related to electric vehicle charging stations.

MOTION

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

MOTION

Mr. Lowman made a motion to come out of executive session. Ms. Hopkins seconded the motion, which carried unanimously.

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

MOTION

Mr. Lowman made a motion that, first, the Council agrees that the submitted modification requests meet the requirements for an emergency modification request; and second, that the Council defers action until staff creates a special committee consisting of volunteer stakeholders to be approved by the Council at a special called meeting between now and the Council's regularly scheduled meeting on May 21, 2024. The special committee will review and make recommendations for the Council to consider. Mr. Cullum seconded the motion, which carried unanimously.

New Business

a. Code Study Committee Nomination Approval

Staff presented the Council with a ballot of all nominations for code study committee members to serve during the 2024 code adoption cycle. The Council voted and the results are as follows:

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2024 Code Study Committee Members		
Field	Core Member	Alternate Member
Code Enforcement Officer	K. Patrick Brown	Thurman Pellow
Licensed Home Builder	Patrick (Brian) Casey	Doug James
Licensed General Contractor	Brian Johnson	David Gully
Licensed Architect	Shelly Clark-Glidewell	None
Licensed Structural Engineer	Jesse Burke	None

b. Appointment of Additional Investigative Review Conference Professional Members.

Staff requested that the Council approve two new professional members for the Investigative Review Conference, Ruthie Helms and K. Patrick Brown.

MOTION

Mr. Lowman made a motion to appoint K. Patrick Brown and Ruthie Helms to the Council's Investigative Review Conference. Mr. Briggman seconded the motion, which carried unanimously.

c. Approval of Travel for 2024 World of Modular Conference (March 18-21, 2024)

MOTION

Mr. Bradshaw made a motion to approve two council members and one staff member to attend the 2024 World of Modular Conference. Ms. Hopkins seconded the motion, which carried unanimously.

Election of Officers

MOTION

Ms. Hopkins made a motion to appoint Delisa Clark as Chair. Mr. Bradshaw seconded the motion, which carried unanimously.

MOTION

Mr. Julazadeh made a motion to appoint Darbis Briggman as Vice Chair. Mr. Cullum seconded the motion, which carried unanimously.

Public Comments

None

Adjournment

MOTION

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

There being nothing further, the meeting adjourned at 2:58 pm.