

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

Tuesday, May 21, 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:

May 21, 2024

MOTION

Mr. Bradshaw made a motion to approve the agenda for May 21, 2024. Mr. Briggman seconded the motion, which carried unanimously.

Introduction of Council Members and Others

Doug Terrell, Alan Campbell, Bennett Griffin, Michael Richardson, Mike Lowman, Francis Hill, Darbis Briggman, Delisa Clark, Chris Cullum, Michael Julazadeh, Stevenson Adams, Salvatore Napolitano, David Black, Charles Stuart, and Patrick Bradshaw introduced themselves as Council members.

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

Cortney Glover, with Creel Court Reporting, appeared as the Court Reporter.

Approval of Excused Absences

MOTION

Mr. Hill made a motion to approve the absence of Melissa Hopkins. Mr. Briggman seconded the motion, which carried unanimously.

Approval of Meeting Minutes

a. February 27, Council Meeting

MOTION

Mr. Briggman made a motion to amend the minutes from February 27, 2024 to include David Black in the introduction of council members. Mr. Cullum seconded the motion, which carried unanimously.

Chairman Remarks

Ms. Clark thanked everyone for attending.

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Staff Reports

a. Legislative Update – Maggie Smith

Ms. Smith shared with the Council that the new regulations were deemed approved by virtue of the 120-day expiration period on Wednesday, May 8th, and will be effective upon publication in the *State Register* on Friday, March 24th. She noted that the only change made since the Council initially voted on the regulations was in Section 8-245, where a state licensed contractor representing the mechanical trades was added to the study committee core and alternate members, along with a fire code official.

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 25 newly issued registrations and six newly issued licenses as of May 12, 2024, with a total of 1,235 active licenses and registrations.

c. Modular Building Program Report - Maggie Smith

Ms. Smith provided the latest modular plan review and 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 29 new complaints filed since January 1, 2024. There are currently four active investigations and 13 cases have been closed.

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

The IRC met on May 7, 2024, and recommended seven cases for dismissal, one for formal complaint, and one for a Letter of Caution.

MOTION

Mr. Lowman made a motion to approve the IRC report. Mr. Richardson 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. Ms. Baldwin also made the council aware that Roland Austin would be taking over any new cases moving forward.

Disciplinary Hearing

a. 2022-19 and 2023-10 (Final Order Hearing)

The Building Codes Council held a disciplinary hearing regarding William R. Crews, Jr. Mr. Crews appeared before the Building Codes Council and waived his 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.

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MOTION

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

MOTION

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

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

MOTION

Mr. Cullum made a motion that council find Mr. Crews has violated Section 40-1-110(f) and South Carolina Code of Regulations 8-170(d) in practicing unlicensed CBO activities, specifically by signing certificate of occupancies. And we impose the following sanction of a public reprimand. Mr. Lowman seconded the motion, which carried unanimously.

It is noted for the record that Chairwoman Clark excused herself from the remainder of the meeting, and Vice-chair Briggman continued the meeting.

Application Hearing

BCO. 2748-Request to extend Provisional Registration expiration date.

The Building Codes Council held an application hearing regarding Jonathan Price. Mr. Price appeared before the Council and waived his right to legal counsel. All persons testifying were sworn in by the court reporter. Application hearings are recorded by a certified court reporter in the event that a verbatim transcript is necessary.

MOTION

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

MOTION

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

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

MOTION

Mr. Cullum made a motion to extend Mr. Jonathan Price's provisional registration to one year from the date of current expiration, which will be February 21, 2025. Mr. Hill seconded the motion, which carried unanimously.

Old Business

- a. Appointment of Special Committee – EV Charging Stations Emergency Modification Requests.

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Ms. Price proposed to the Council that the list of stakeholder volunteers to serve on the committee to review the EV Charging Station modification requests be provided to the submitting association, the Building Officials Association of South Carolina (BOASC), for them to hold meetings and return to the Council with the updated modification requests for a vote.

MOTION

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

MOTION

Mr. Bradshaw made a motion to come out of executive session. Mr. Lowman 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, after further legal consultation, the Council will share the list of stakeholder volunteers with the BOASC and encourage them to rework the requests and bring them back to the Council for consideration. Mr. Bradshaw seconded the motion, which carried unanimously.

New Business

- a. Implementation of New Regulation Requirements
 - i. Property Maintenance Inspector Registration

Ms. Price summarized changes made to the Council's regulations in regard to the new registration classification for Property Maintenance Inspector, and presented staff's plan to implement the new registration classification by January 1, 2025.

MOTION

Mr. Lowman made a motion to approve the implementation plan presented by staff. Mr. Richardson seconded the motion, which carried unanimously.

- ii. Provisional Building Official Registration

Ms. Price summarized the changes made to the Council's regulations for provisional building official registrations, and presented staff's plan to implement the changes by January 1, 2025.

MOTION

Mr. Bradshaw made a motion to approve the implementation plan presented by staff. Mr. Lowman seconded the motion, which carried unanimously.

- b. Travel Approval for two Council members and one staff member to attend the 2024 ICC Annual Conference (October 19 – October 24, 2024)

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Mr. Lowman made a motion to approve travel for two council members and one staff member to attend the 2024 ICC Annual Conference. Mr. Adams seconded the motion, which carried unanimously.

Public Comments

None

Adjournment

MOTION

Mr. Black made a motion to adjourn. Mr. Griffin seconded the motion, which carried unanimously.

There being nothing further, the meeting adjourned at 1:32 pm.