

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

**Tuesday, February 11, 2025**

**10:30 am**

**Welcome and Call To Order:**

Darbis Briggman, acting as Council Chairman for Delisa Clark, called the meeting to order at 10:30 a.m.

Darbis Briggman, acting as Council Chairman for Delisa Clark, 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.

**Approval of Agenda:**

*February 11, 2025*

**MOTION**

Mr. Bradshaw made a motion to move item 11, Public Comments, after item 8, Staff Reports. Mr. Richardson 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, Chris Cullum, Stevenson Adams, David Black, Patrick Bradshaw and Charles Stuart introduced themselves as Council members.

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

Nadine Garrett, with Creel Court Reporting, appeared as the Court Reporter.

**Approval of Excused Absences**

**MOTION**

Mr. Cullum made a motion to approve the absence of Melissa Hopkins, Delisa Clark, Michael Julazadeh, and Salvatore Napolitano. Mr. Bradshaw seconded the motion, which carried unanimously.

**Approval of Meeting Minutes**

**a. August 20, 2024, Council Meeting**

**MOTION**

Mr. Black made a motion to approve the minutes from August 20, 2024 Council meeting. Mr. Bradshaw seconded the motion, which carried unanimously.

**Chairman Remarks**

None.

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**Staff Reports**

**a. Legislative Update – Maggie Smith**

Ms. Smith provided a brief description and status of the following bills for the Council's knowledge.

- SB4 – Local Government Planning
- SB116 – Multi-Family Dwellings
- HB3021/SB254 – Small Business Regulatory Freedom Act
- HB3193 – Trump Criminal Background Records Check Ban Act
- HB3211 – Occupational and Professional Licensing
- HB3215 – Local Government Permit Application Reviews
- HB3232 – Residential Rental Property
- HB3861 – Short-term Rentals

**b. Council Executive's Report – Maggie Smith**

Ms. Smith provided cash reports for both the Building Codes Council and the Certification Program; and provided licensure statistics to the Council, citing 99 newly-issued registrations and two newly-issued licenses as of February 5, 2025, with a total of 1,418 active licenses and registrations. With the Council's requirement that Property Maintenance Inspectors be registered by January 1, 2025, staff pointed out that 73 out of the 101 new registrations were issued to Property Maintenance Inspectors and Provisional Property Maintenance Inspectors.

Ms. Smith reminded the Council they should have received an email with a summary of the regulation changes. She also provided an update on the code modification process, and explained that staff is working with national association representatives to schedule training relate to the significant code changes for the Code Study Committee members. Ms. Smith asked Council members to be on the lookout for an email which will help staff determine how many code books are needed for the members' use during the code modification cycle, and in which formats, and provided a quote of the estimated cost.

Ms. Smith pointed Council members to a document in their materials that FEMA published, providing its evaluation of states' code adoption. She noted that South Carolina's score suffered because of the wind and seismic maps, published on the Council's website, that reflect compliance with the 2015 South Carolina Residential and Building Codes. Staff intends to research and address this issue during the code modification cycle.

Ms. Smith informed the Council of the new agency travel policy, and reminded the the members that their statement of economic interest must be filed with the Ethics Commission by March 30, 2025.

**c. Modular Building Program Report - Maggie Smith**

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Ms. Smith provided the latest modular plan review and label application numbers for the Council's review, citing 521 plan review applications and 4,190 label applications for fiscal year 2023-2024.

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

Mr. Smith reported that two new complaints were filed from January 1, 2025 to February 10, 2025. There are currently zero active investigations, and two cases have been closed.

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

The IRC met on August 6, 2024, and recommended one case for dismissal, one for formal complaint, and one for letter of caution.

**MOTION**

Mr. Lowman made a motion to approve the IRC report. Mr. Bradshaw seconded the motion, which carried unanimously.

**f. Office of Disciplinary Counsel (ODC) Report – Rowland Alston**

Mr. Alston referred the Council to the ODC report provided in their meeting materials and noted three open cases, with one pending a consent agreement and one closed. He also referenced seven closed cases in 2024.

**Public Comments**

Shell Suber spoke on behalf of the Manufactured Housing Institute of South Carolina and expressed the association's concern with the Council granting variances from the appearance requirements set in S.C. Code Ann. §23-43-85 for modular manufacturers. He stated that the appearance criteria were placed in the Modular Buildings Construction Act to mitigate restrictive zoning requirements at the local level due to the similarity in appearance to homes manufactured in accordance with the Department of Housing and Urban Development's manufactured housing program.

**MOTION**

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

**MOTION**

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

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

**Old Business**

**a. Special Inspector Registration Classifications & Qualifications for Registration**

In August 2024, staff was directed to draft a complete a draft of special inspector classifications and qualifications for registration. Staff took this to the committee over the course of several months, however, they received feedback from only two members. At the chair's direction, staff

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reached out to Steve Jones with the ICC, and he was able to glean additional feedback from a technical professional with ICC, and those notes were made available in the Council's meeting materials. Staff asked the Council for guidance as they don't feel that a sufficient review has been performed, and all resources available to staff have been exhausted.

**MOTION**

Mr. Cullum made a motion to refer this to ICC and the Building Official's Association of South Carolina (BOASC), and bring their findings back to the Council for consideration. Mr. Lowman seconded the motion, which carried unanimously.

**New Business**

**a. Modular Variance Request - Westwood Cabins, LLC - Creekside Manor 3029-SC**

It is noted for the record that Doug Terrell and Stevenson Adams recused themselves.

Mr. Mike Yoder with Westwood Cabins, LLC appeared requesting a variance from the requirements of the Modular Buildings Construction Act, Section 23-43-85(A)(1), for the minimum roof pitch requirement for model Creekside Manor 3029-SC.

**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. Black seconded the motion, which carried unanimously.

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

**MOTION**

Mr. Bradshaw made a motion to approve the variance request for model Creekside Manor 3029-SC for the location specified in Edgefield, SC, where the petitioner will provide the exact address. Mr. Griffin seconded the motion, which carried with seven votes in favor and three opposed. Mr. Hill, Mr. Richardson and Mr. Campbell were opposed. The reasoning given for the Council's decision was that the statute gives authority if the modular design is equivalent in structural strength to a stick-built structure.

**b. Modular Variance Request – Westwood Cabins, LLC – Fog Hollow 2003-SC**

It is noted for the record that Doug Terrell and Stevenson Adams recused themselves.

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Mr. Mike Yoder with Westwood Cabins, LLC appeared requesting a variance from the requirements of the Modular Buildings Construction Act, Section 23-43-85(A)(1), for the minimum roof pitch requirement for model Fog Hollow 2003-SC.

**MOTION**

Mr. Bradshaw made a motion to approve the variance request for model Fog Hollow 2003-SC for 7035 Ethel Post Office Road, Hollywood, SC, and for the roof pitch adjusted to 2:12 for that location. Mr. Griffin seconded the motion, which carried with seven votes in favor and three opposed. Mr. Hill, Mr. Richardson and Mr. Campbell opposed. The reasoning given for the Council's decision was that the request appears to meet the intent of the statute.

**c. Travel Request – World of Modular 2025 – April 7-10, 2025**

Staff requested approval for Molly Price and Darbis Briggman to attend the conference, with the knowledge that the Modular Building Institute is waiving the registration fee.

**MOTION**

Mr. Griffin made a motion to approve the travel request. Mr. Lowman seconded the motion, which carried unanimously.

**Election of Officers**

**MOTION**

Mr. Hill made a motion to elect Delisa Clark as Council Chair. Mr. Richardson seconded the motion, which carried unanimously.

**MOTION**

Mr. Cullum made a motion to elect Darbis Briggman as Council Vice-Chair. Mr. Richardson seconded the motion, which carried unanimously.

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**Adjournment**

**MOTION**

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

There being nothing further, the meeting adjourned at 1:10 pm.