

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

Tuesday, February 3, 2026

10:30 am

Welcome and Call to Order:

Delisa Clark, Chairman, called the meeting to order at 10:33 a.m.

Ms. Clark 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 3, 2026

MOTION

Mr. Bradshaw made a motion to approve the February 3, 2026 agenda. Ms. Hopkins 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, Chris Cullum, Stevenson Adams, David Black, Patrick Bradshaw, Melissa Hopkins, Salvatore Napolitano, David Black, 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.

Barbara Ham, with Creel Court Reporting, appeared as the court reporter.

Approval of Excused Absences

MOTION

Mr. Cullum made a motion to approve the excused absences of Mike Lowman and Michael Julazadeh. Mr. Briggman seconded the motion, which carried unanimously.

Approval of Meeting Minutes

a. November 4, 2025, Council Meeting

MOTION

Mr. Bradshaw made a motion to approve the November 4, 2025 Council meeting minutes. Mr. Richardson seconded the motion, which carried unanimously.

Chairman Remarks

Ms. Clark thanked everyone for attending despite the inclement weather.

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Staff Reports

a. Legislative Update – Holly Beeson

Holly Beeson, with LLR's Office of Communications and Governmental Affairs, stated that the 2024 building code modifications are proceeding through the regulatory process and are currently with the House Full Committee. The modification will continue on the Senate side, likely sometime in March.

Ms. Beeson continued by informing the Council of possible updates to the energy codes related to commercial construction, as well as discussion about hospital beds in hallways and whether they create a fire code issue. Lastly, Ms. Beeson discussed House Bill 3021 which would change the way that regulations are promulgated for state agencies. She noted that it did pass the House and is currently in the Senate.

b. Council Executive's Report – Maggie Smith

Ms. Smith provided licensure statistics, citing a total of 1,400 active licenses and registrants as of January 27, 2026. Ms. Smith also referred the Council to the cash reports for the Building Codes Council and Certification Program in their materials. As of December 31, 2025, the Council's cash balance is \$501,104.98, and the balance for the Certification Program is \$131,064.27.

Ms. Smith reminded the Council members about the Statement of Economic Interest, required to be filed with the South Carolina Ethics Commission by the end of March.

Lastly, Ms. Smith informed the Council members that she is communicating with the International Code Council to facilitate the printing of the 2024 South Carolina code books which incorporate the state's modifications into the model code. The intent is for the 2024 South Carolina code books to be available to the industry by the end of 2026, and they will be offered in print and electronic versions. Staff will prepare email notices to the different industries affected by these code changes so that they are prepared to implement the 2024 South Carolina building codes starting on January 1, 2027.

c. Modular Building Program Report – Maggie Smith

Ms. Smith provided the modular plan review and label application numbers for the Council's review, specifically noting the Program's growth in the commercial sector since 2021. She informed the Council that staff is still working to hire a new team member to serve as the day-to-day manager of the Program, and this individual would be responsible for performing all modular plan review once certified with the International Code Council. She noted difficulty finding candidates who already hold the necessary certification, and so to move the hiring process forward staff will allow the new hire two years to obtain the necessary certification.

Ms. Smith also informed the Council of the Modular Review Committee meeting scheduled for March 24, 2026, for the Committee to review the residential modular labeling processing for potential updates, as

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directed by the Council. She explained that once the Committee has concluded its review, a report of its findings and recommendations will be presented to the Council at a regularly scheduled meeting for the members' consideration.

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

Mr. Smith reported that two complaints have been filed since January 1, 2026, resulting in one active investigation, and one case being closed for no jurisdiction. He also provided a summary of the actions in 2025, and noted that 40 total cases were received with 35 of those cases being closed, while four are pending further action and one is still actively under investigation.

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

Mr. Smith commented that the IRC met on January 27, 2026, and recommended one case for dismissal.

MOTION

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

e. 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 as of January 28, 2026, with two pending a hearing and one pending closure. He also noted that two cases were closed in 2025.

New Business

a. Supervision of Building Codes Enforcement Officers by a Contracted Building Official.

Ms. Smith explained that several local jurisdictions and third-party code enforcement company employees have reached out to Council staff to ask about the role of supervision by a contracted building official. Ms. Smith indicated that staff's belief and guidance to date have been that the role of an appointed building official includes the supervision of all code enforcement officers employed by that jurisdiction, and the administration of the code enforcement department. Ms. Smith noted that staff's guidance has been based on S.C. Code Ann. §6-8-10 and S.C. Regulation §8-105(3).

MOTION

Ms. Hopkins made a motion that the Council's viewpoint is in line with the previous understanding of staff, in that a contracted building official shall have all duties of the supervision of the employees and department that go with that responsibility, and staff shall provide that guidance. Mr. Briggman seconded the motion, which carried unanimously.

b. Code Enforcement Registration Classifications Permitted to Enforce the IPMC without Additional Certification

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Ms. Smith explained that staff has been asked by registered code enforcement officers if certification and registration as a Property Maintenance Inspector is required if that individual is already a certified registered Residential Inspector or Commercial Inspector. She noted that staff has previously provided guidance to the industry in the 2024 Legislative Update, posted to the Council's website, stating that a Property Maintenance Inspector Registration is not required if the code enforcement officer is registered as a Building Official. This decision by staff was based on the qualification for certification as a Certified Building Official, where the Legal Module exam includes questions from the International Property Maintenance Code.

Staff asked the Council to discuss and make a determination on whether certification and registration as a Residential Inspector or Commercial Inspector supersedes the requirement to be certified and registered as a Property Maintenance Inspector, based on the qualifications necessary to obtain a Residential Inspector or Commercial Inspector certification from the International Code Council.

MOTION

Mr. Bradshaw made a motion that if a jurisdiction enforces the Property Maintenance Code, that the inspector must be a certified and registered Property Maintenance Inspector in the state of South Carolina, or must be a Certified Building Official. Ms. Hopkins seconded the motion, which carried unanimously.

Election of Officers

MOTION

Mr. Hill made a motion to nominate Delisa Clark as Chair for the Building Codes Council. Ms. Hopkins seconded the motion, which carried unanimously.

MOTION

Mr. Bradshaw made a motion to nominate Darbis Briggman as Vice-Chair for the Building Codes Council. Mr. Cullum seconded the motion, which carried unanimously.

Public Comments

None

Adjournment

MOTION

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

There being nothing further, the meeting adjourned at 11:19 am.