

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

Tuesday, May 19, 2026

10:30

Welcome and Call to Order:

Delisa Clark, Chairman, called the meeting to order at 10:31 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:

May 19, 2026

MOTION

Mr. Bradshaw made a motion to amend the May 19, 2026 agenda removing Item 9a. Mr. Lowman seconded the motion, which carried unanimously.

Introduction of Council Members and Others

Doug Terrell, Mike Lowman, Alan Campbell, Michael Richardson, Joshua Stewart, Delisa Clark, Darbis Briggman, Chris Cullum, Stevenson Adams, Patrick Bradshaw, Michael Julazadeh, Melissa Hopkins, 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.

Mary Joy, with Creel Court Reporting, appeared as the court reporter.

Approval of Excused Absences

MOTION

Mr. Lowman made a motion to approve the excused absences of Bennett Griffin and Salvatore Napolitano. Ms. Hopkins seconded the motion, which carried unanimously.

Approval of Meeting Minutes

- a. February 3, 2026 Council Meeting
- b. March 24, 2026 Modular Review Committee Meeting

MOTION

Ms. Hopkins made a motion to approve both the February 3, 2026 Council Meeting and the March 24, 2026 Modular Review Committee Meeting minutes. Mr. Julazadeh seconded the motion, which carried unanimously.

Chairman Remarks

Ms. Clark thanked everyone for attending and noted the large public attendance.

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Staff Reports

a. Legislative Update – Holly Beeson and Virginia Wetzel

Holly Beeson, with LLR's Office of Communications and Governmental Affairs, introduced Virginia Wetzel and updated the Council on the approval of the 2024 building code modifications. She noted the removal of two of the International Plumbing Code modifications pertaining to bottle-filling stations in new educational occupancies, at the legislature's request. Ms. Beeson also explained the regulatory approval process, noting the publishing of the regulations in the State Register on May 22, 2026, but an implementation date of January 1, 2027, per the Council's vote.

Virginia Wetzel, with LLR's Office of Communications and Governmental Affairs, provided Council members with an update on the current legislative session and noted those bills that were ratified. Lastly, she explained Sine Die and the Governor calling the General Assembly back with no parameters for this session.

b. Council Executive's Report – Maggie Smith

Ms. Smith welcomed Joshua Stewart to the Council as the new representative for the plumbing industry and thanked him for his willingness to serve the Council and State. Ms. Smith then provided licensure statistics, citing a total of 1,445 active licensees and registrants as of May 4, 2026, and noting 33 new licenses and registrations issued since the last Council meeting. Ms. Smith also referred the Council to the cash reports for the Building Codes Council and Certification Program in their materials. As of July 31, 2025, the Council's cash balance is \$532,088.25, and the balance for the Certification Program is \$115,119.27.

Ms. Smith informed the Council about the new manufactured home installation inspection course recently approved for continuing education credit, and noted that this is the first training of its kind available to the building code enforcement industry in some years.

Lastly, Ms. Smith let the Council know that, upon publishing of the state's code modifications in the State Register on May 22nd, she will contact the International Code Council to begin modifying the model code to incorporate the state's changes for publishing. She also informed the Council of staff's intent to send notices to those industries affected by the code changes taking place on January 1, 2027, to include the Modular Building Program, Residential Builders Commission, and other relevant regulatory boards and industry stake holders. She noted that licensed modular building manufacturers will be given a buffer period at the end of this year to submit applications for plans review to the updated codes prior to the implementation, to prevent unnecessary production delays.

c. Modular Building Program Report – Maggie Smith

Ms. Smith provided the modular plan review and label application numbers for the first quarter of 2026 for the Council's review, along with production numbers for years 2023-2025 to show the Program's growth. She also informed the Council that interviews were held for the Program Coordinator position, which would take over the daily processing for the Modular Building Program, and that she will

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keep the Council updated on the hiring process.

Ms. Smith advised the Council that the Modular Review Committee met on March 24th to discuss the process for the issuance of certification labels for single-family modular dwellings. The Committee will continue to meet and will prepare recommendations for changes to the process for the Council's consideration.

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

Mr. Smith reported that 23 complaints have been filed since January 1, 2026, and as of this meeting there are zero active investigations, 20 closed cases, and three pending other actions.

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

Mr. Smith commented that the IRC met on May 12, 2026, and recommended two cases for dismissal.

MOTION

Ms. Hopkins made a motion to accept the IRC report as presented. Mr. Briggman 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 two open cases as of May 5, 2026, with one pending a hearing and one pending closure. He included that there are no appeals pending.

New Business

a. Request for Extension of Provisional Registration – BCO.3323

Ms. Anita Anderson appeared before the Building Codes Council and waived her right to legal counsel.

MOTION

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

MOTION

Mr. Lowman 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 grant an extension to December 31, 2026. Mr. Briggman seconded the motion, which carried unanimously.

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c. References to Permissive Codes in the Model Codes – Section 6-9-60

MOTION

Mr. Bradshaw made a motion to go into executive session for legal advice with Ms. Smith and Ms. Price remaining. Mr. Black 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.

The Council members discussed that, historically, permissive codes were not meant to be required for every jurisdiction to enforce, and that has always been the understanding.

MOTION

Mr. Cullum made a motion for staff to modify the introduction page of the 2024 code modification index to clarify that the permissive codes listed in Section 6-9-60 must be adopted by ordinance to be enforced, even if referenced in the mandatory code. Mr. Bradshaw seconded the motion, which carried unanimously.

d. Travel Approval – ICC Annual Conference, Nashville, TN – October 18-21, 2026

Ms. Smith requested that two staff members and two Council members be approved to travel to the ICC Annual Conference, and referenced the agenda provided in the Council's meeting materials.

MOTION

Mr. Cullum made a motion to approve two staff members and two council members. Mr. Richardson seconded the motion, which carried unanimously.

Public Comments

Mark Nix with the Home Builders Association of South Carolina mentioned a potential emergency code modification request for consideration at the August Council meeting to adopt Appendix BC – Accessory Structures.

Adjournment

MOTION

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

There being nothing further, the meeting adjourned at 12:37 pm.