

SOUTH CAROLINA BUILDING CODES COUNCIL
Synergy Business Park, Kingstree Building
110 Centerview Drive, Kingstree Building, Room 108
Columbia, South Carolina, 29210

Wednesday, November 19, 2008

Minutes

10:30 am

Public Notice:

Public notice of the meeting was properly posted on the bulletin boards at the main entrance of the Kingstree Building and by notice mailed to all requesting persons, organizations and news media in accordance with §30-4-80 of the South Carolina Freedom of Information Act.

Call To Order:

Chairman Hodge called the regular meeting of the Building Codes Council to order at 10:30 a.m. Council members present for the meeting included: Gregory Parsons, Ernest F. Dorsey, Lloyd Schumann, Richard Sendler, Frank Hill, William McDowell, Gable Stubbs, Van McAlister, Thomas Brock, Chris Cullum, John White and James Ham

Staff members participating in the meeting included: Sheridon Spoon, Deputy General Counsel, Gary Wiggins, Administrator, Jennie Meade, Program Coordinator, Angela Scott, Administrative Assistant, Dottie Buchanan, Administrative Assistant and Sandra Dickert, Administrative Assistant.

Others present participating in the meeting included: Gary Mason, Edgar Wilcox, Brian Pietras, Ronald Brewer, Clay Pendarvis, Steve Landrith, Buddy Skinner, Bruce Bonlineau, James Whittaker, Herb Yingling, Donald Brown, Melissa Berry, John Reich, Patrick Bradshaw, Harry Driggers, Randy Safer, Rick Hallman, Rich Palmer, Douglas Smits, Ward Braswell, Lisa Jones, Kent Lesesne, John Pruett, Ray Hoshall, Allen Hutto, John Wasson, Vaughn Wicker, Michelle Hawkins, Darbis Briggman, Reginald McBeth, Steve Smith and John Humphries.

Approval of Agenda:

Mr. Dorsey moved to approve the agenda. Mr. Sendler seconded the motion, which carried unanimously.

Approval of Minutes: - Wednesday, August 27, 2008, Meeting

Mr. Parsons moved to approve the Wednesday, August 27, 2008, meeting minutes as presented. Mr. Dorsey seconded the motion, which carried unanimously.

Chairman's Remarks:

Chairman informed LLR will be implementing a new meeting documentation system effective January 1, 2009.

Chairman Hodge recognized Mrs. Sandra Dickert, Administrative Assistant for the Office of Building and Business. Mrs. Dickert stated that LLR has implemented a new meeting documentation system called Granicus. She also said all meetings will be recorded in audio and video formats and placed on the internet for viewing on demand. Mrs. Dickert said the meeting agendas, minutes, related documents and audio/video recordings will be automatically coordinated and cross-linked allowing web based search and retrieval of information.

Administrator's Remarks for Information:

Wind/Seismic Study Update

Mr. Wiggins stated that Mr. Mays and Mr. Schiff were unable to attend the meeting. He went on to say that Mr. Mays and Mr. Schiff will be placed on the agenda for the next meeting to give progress reports on the Wind/Seismic Study.

Old Business:

1. Proposed Code Enforcement Officer Statute Amendments - Exhibit 1

Mr. Wiggins explained that at the last Council meeting, staff proposed several additional sections in the Code Enforcement Officers Practice Act that needed to be updated. He went on to say that staff received some concerns regarding §6-8-30. Mr. Wiggins said the concerns were addressed and staff proposes the following amendments for Council's approval:

(A) Certificates of registration ~~may be~~ issued without examination to building codes enforcement officers employed in codes enforcement on the effective date of this chapter remain valid only for the position and locality held at the time of registration ~~pursuant to this section. This registration is valid for two years~~ and may be renewed.

(B) Upon initial employment by a ~~political subdivision~~ municipality or county, an uncertified individual must be granted a provisional certificate of registration without examination, which is valid from the date of employment, for the time period ~~stipulated~~ authorized by regulation for ~~each~~ the requested registration classification. ~~from the date of issuance. A current or previously registered individual holding all certifications required for the registration~~

[classification for which the person was hired, may be granted a provisional registration for a different classification.](#)
The provisional ~~certificate of~~ registration may not be renewed.

Motion

After review and discussion, Mr. Parsons made a motion, to accept the proposed amendments. Mr. Sendler seconded the motion and the vote was unanimous.

2. Modular Building Installation - Exhibit 2

Mr. Wiggins stated at it's last meeting, Council requested staff, the Home Builders Association and Building Officials to work together to develop a proposed statutory amendment to address installation of modular office buildings by residential builders on residential building sites. He said a group of interested parties addressed issue and as a result, proposed the following amendment to the Contractors Licensing Act.

Section 40-11-360 (A) (Exceptions) Add new item 11 to read as follows:

(A) This Chapter does not apply to:

[\(1\) A builder licensed by the Residential Builders Commission, who installs a temporary modular building, for use as a construction or sales office, provided the building:](#)

[\(a\) is located within a project in which the builder is engaged in residential building; and,](#)

[\(b\) is for the exclusive use of the builder and the marketing personnel for the project; and,](#)

[\(c\) does not exceed two modular sections or 1,500 square feet in total area; and,](#)

[\(d\) is installed in compliance with the latest building and accessibility codes; and,](#)

[\(e\) is removed within 30 days after completion of the project.](#)

Motion

After review and discussion, Mr. Sendler made a motion, to accept the proposed amendments. Mr. Dorsey seconded the motion and the vote was unanimous.

3. Detached Garages:

Mr. Wiggins stated that at its last meeting, Council also requested staff to address the issue of allowing residential builders to construct residential garages. He went on to say the tasks permitted to be performed under a residential builders license are regulated by the Residential Builders Commission and could not be modified or further defined by the Building Codes Council. Mr. Wiggins suggested that concerns regarding license requirements for the construction of detached residential garages be submitted to the Residential Builders Commission.

New Business:

NONE

Public Comments:

Mr. Sendler asked when the Wind/Seismic Reports will be ready to review. Mr. Wiggins stated that the reports are not due until June, 2009, but hoped they would be substantially complete by the next meeting.

Mr. Doug Smits, Building Official for the Town of Monks Corner, requested copies of the Wind/Seismic Reports be distributed to the building officials.

Meeting Dates For Next Year:

February 25, 2009, May 27, 2009, August 26, 2009, and December 9, 2009. After discussion, the December date was unset and options will be brought to Council.

Dates of Next Meeting: Wednesday, February 25, 2009

The next Council meeting is scheduled for Wednesday, February 25, 2009, in conference room 108.

Adjournment:

Mr. Sendler moved the meeting be adjourned. Mr. Dorsey seconded the motion, which carried unanimously.

The November 19, 2008, meeting of the South Carolina Building Codes Council was adjourned at 11:55 a.m.