

South Carolina Building Codes Council

NOTICE TO BUILDING DEPARTMENTS

Property Maintenance Inspector Registration – Updated Clarification

For jurisdictions that have adopted the International Property Maintenance Code (“IPMC”) for enforcement, the Council clarified at its meeting on November 4, 2025, that a property maintenance inspector registration is only required if the person is enforcing provisions of the IPMC related to building systems, including without limitation, performing inspections of building systems for compliance with the IPMC.

A Property Maintenance Inspector registration is not required if a person’s IPMC enforcement activities are limited to non-building-system issues, including but not limited to weeds or overgrown vegetation, junk, debris, or inoperable motor vehicles.

Statutory and Regulatory Background

South Carolina Code Section 6-8-10(1) defines a “building codes enforcement officer” as:

“A person employed by a local jurisdiction, who is responsible for administering a building inspection department, enforcement or rendering interpretations of building, residential, plumbing, electrical, mechanical, fuel gas and energy conservation codes, performing building plan reviews, or performing inspections on one or more building systems.”

Regulatory Definition - Regulation 8-105(6) defines “building code enforcement” as:

“Administering a building inspection department, enforcement and/or rendering interpretations of building, residential, plumbing, electrical, mechanical, fuel gas and energy conservation codes, performing building plans review, or performing inspections on one or more building systems as or under the supervision of a building official. The term shall also apply to the process of reviewing plans, specifications, and other technical data, as well as inspection of buildings and structures.”

When the Council amended its regulations in May 2024, it added a new classification for Property Maintenance Inspectors. Regulation 8-115(F) provides the qualification requirement as follows:

“F. Property Maintenance Inspector — A certificate or examination record from a recognized code organization, indicating that the applicant has been certified in property maintenance.”

This registration classification became effective January 1, 2025.

Individuals with questions may contact the Building Codes Council via the following methods:

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Contact.bcc@llr.sc.gov