



EDGEFIELD COUNTY BUILDING & PLANNING
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(803) 637-4073

Building a Home in Edgefield County South Carolina

Contacts:

Edgefield County Building & Planning	(803) 637 - 4073
Edgefield County Tax Assessor	(803) 637 - 4066

DRIVEWAYS:

Edgefield County Road	(803) 637 - 4073
S.C. Dept. of Transportation (State Road)	(803) 637 - 6511

ELECTRIC COMPANIES:

Aiken Electric Cooperative	(803) 637 - 3189
South Carolina Electric & Gas	(803) 275 - 2534

WATER & SEWER:

DHEC (Department of Health & Environmental Control)	(803) 637 - 4035
DHEC (Aiken Office-206 Beaufort St, NE, Aiken, SC)	(803) 642 - 1637
Edgefield County Water & Sewer	(803) 637 - 3011

Once you have made the decision to construct a home in Edgefield County, there are a few procedures that need to be followed. This booklet will attempt to guide you through these guidelines with minimum effort on the part of the homeowner. This book is NOT a building code manual or construction guide.

PLAT APPROVAL

The first step in building your home is to present a copy of the recorded plat of your property to the Building & Planning Department. If you do not have one, a copy may be obtained at the RMC Office (Records) in the Courthouse. Your plat will be reviewed by the Building Official to determine if the property is suitable for the type of construction you are proposing. Items such as drainage, easements, set-backs, etc. will be checked for compliance with building codes and county ordinances. Once you have the plat approval, you will need to apply at the Department of Health and Environmental Control (DHEC) for a septic tank permit or obtain authorization from the Edgefield County Water and Sewer Authority for water and/or sewer taps if applicable. If you are building within the town limits of Edgefield, Johnston or Trenton, you will also need to provide the Building Department with the necessary town authorization.

BUILDING PERMIT

Prior to any construction, you must first obtain a building permit from the Building Department. To obtain this permit, you will need the following:

1. Copy of septic permit to construct from DHEC.
2. Water tap receipt from ECW&S if on County water.
3. Two (2) copies of building plans
4. Completed building permit application
5. A copy of contractor's S.C. state license (Not required if homeowner is doing his own work. However, sub-contractors will need to be licensed.)
6. Payment of permit fee (determined at time application is obtained)

BUILDING PLANS

Building plans must show the following:

1. Floor plan indicating exterior and interior walls.
2. Location of all electrical devices, panels, etc. (GFI/Arc fault receptacles identified)
3. Location of plumbing fixtures.
4. Footing, foundation and wall details.
5. Location of smoke detectors.
6. Size of doors and windows.

One set of plans will be returned at issuance with notations of changes or clarifications.

YARD CARD

Along with the building permit, you will be issued a yard card to be displayed at the job site in a readily visible location. The inspectors will need to sign the card at the time of inspections. Any items that do not meet codes or need clarifications will be noted on a correction notice form and left where yard card is posted.

INSPECTIONS

A series of inspections must be made on the project during construction. It is up to the contractor/owner to schedule these inspections by contacting the building department at least 24 hours in advance. The Building Department will make every effort to make inspections on the scheduled day.

The necessary inspections are conducted as follows:

1. ***Temporary power***
2. ***Footing/Slab*** – when footing/slab is prepared; reinforcement, bulkheads, step-downs, etc. are in place. Rebar must make turns around corners in footings.
3. ***Foundation*** – when the foundation is complete, blocks grouted, anchors in place, vents as required, crawl space clean and graded.
4. ***Floor joist*** – prior to any wall and prior to any decking.
5. ***Rough-in*** – when home is framed; roofed; windows and doors in place; electrical, mechanical and plumbing in place; and Manual J calculations submitted to the Building & Planning Department. A leak test is required on plumbing (water and waste) at this time.
6. ***Insulation*** – when wall insulation and any other insulation that is to be covered by sheetrock is installed.
7. ***Final*** – when home is insulated; sheetrock is complete; all electrical devices in place or wire ends protected; smoke detectors installed; plumbing fixtures installed; decks, railings, and handrails installed; and drainage around the house installed. The completed septic tank approval and evidence of termite control **must** be submitted. If all of these conditions are met, the Building Department will authorize power to the house. This authorization will be faxed to the power company who supplies service to your home.
8. ***Certificate of Occupancy (CO)*** – This is the last inspection. House should have everything complete inside and out other than landscaping. This is a very important inspection in that if you finance your home; sell your home or in some cases insure your home, you may be asked for the Certificate of Occupancy.

***YOU MAY OCCUPY HOME AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY.**

The Building Department will conduct any other inspections that you feel are needed.

CORRECTIONS REQUIRED

If any inspection reveals that corrections are required, the inspector will leave a copy of the necessary corrections at the job site. The corrections will need to be performed before any other work continues. ***You must call for re-inspection!!!!***

It is important to know that just because you passed one of these inspections that everything may not be perfect. There may be additional corrections required if an inspector finds another problem during another inspection even if it pertains to one that has passed. Every effort is made for this not to happen, but just like corrections that are needed, sometimes things are missed. ***The contractor/owner is responsible to ensure that all codes are met.***

LICENSE AND PERMITS REQUIRED

Contractor and subs must be licensed by the State of South Carolina and on file in the Building Department. Permits for all trades must be issued prior to any work being done. If you are a home owner, you may do your work, but a notarized disclosure statement must be recorded at the RMC Office in the Courthouse. Permits are required just the same. Permits are good for 180 days (6 months). You may extend the permit for an additional time of 180 days (6 months). The extension should be requested in writing and justifiable cause demonstrated.

CODES IN FORCE

1. International Residential Codes
2. International Plumbing, Fuel Gas, Mechanical, Building Energy and Fire Codes
3. National Electrical Codes
4. International Energy Conservation Code

GENERAL NOTES

1. Use type "S" mortar mix on bearing foundation and piers. If you are using a pier foundation you need to discuss this with the Building Department.
2. Two rows of #4 rebar in footings is the minimum
3. 5.7 sq. ft. (820 sq. inches) glazing for egress in bedrooms above grade. One window (5.0 sq. ft. at grade) per bedroom must meet egress for rescue.
4. Smoke detectors are required in all sleeping rooms, outside each separate sleeping area in the immediate vicinity of the bedrooms and all floors to include basements. They are required to be wired together to work as one.
5. Tempered glass over tubs and showers or any other area that meets the code requirements.

There are no excuses for not knowing. It is your responsibility to know the codes and other requirements. Ask if you are not sure.