

ORDINANCE No. 2020-08

AN ORDINANCE TO AMEND CHAPTER 8, BUILDINGS AND BUILDING REGULATIONS, OF THE MONCK'S CORNER CODE OF ORDINANCES

WHEREAS, the Mayor and Town Council finds adoption of this ordinance to be in the public's best interest as it will amend the Code of Ordinances of the Town of Moncks Corner in order to address changing community needs, address deficiencies and ambiguities in the Code of Ordinances, and promote public health, safety, and well-being; and

WHEREAS, the following text amendments and additions to the Town of Moncks Corner Code of Ordinances have been proposed by Staff:

CHAPTER 8 – BUILDINGS AND BUILDING REGULATIONS

Sec. 8-162 – International Building Code adopted

Revise final sentence to the following:

Adoption of the International Building Code shall also include appendix G Flood Resistant Construction and H Signs.

Sec. 8-163 – International Residential Code adopted

Revise final sentence to the following:


Adoption of the International Residential Code shall also include appendix E Manufactured Housing Used as Dwellings, H Patio Covers, J Existing Buildings and Structures, and Q Tiny Houses.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 21st day of April, 2020, that the Ordinance of the Town of Moncks Corner is amended.


First Reading: March 17, 2020


Second Reading/Public Hearing: April 21, 2020



Attest:

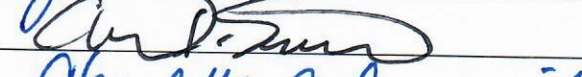

Marilyn M. Baker, Clerk-Treasurer

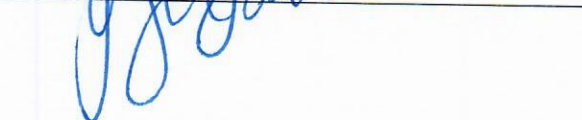
Approved As To Form:


John S. West, Town Attorney


Michael A. Locklear, Mayor



James B. Williams


Charlotte A. Crupper





The Lowcountry's Hometown

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Staff Report

Rezoning Application

DATE: March 17, 2020

TO: Moncks Corner Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Updates to International Code Council Building Codes

ACTION REQUESTED: Consider a motion to rezone property to C-2, General Commercial

Background:

With the recent adoption of the 2018 Building Codes by the State of South Carolina, there are new sections of the Code that Staff would like to see adopted in order to better undertake our duties:

- International Building Code Appendix G: Flood Resistant Construction
- International Residential Code Appendix E: Manufactured Housing Used as Dwellings
- International Residential Code Appendix Q: Tiny Houses

IBC Appx G – Flood Resistant Construction

General Comments: This appendix is intended to fulfill the floodplain management and administrative requirements of the National Flood Insurance Program (NFIP) that are not included in the code. The flood provisions of the International Building Code (by reference to ASCE 24), International Residential Code, International Existing Building Code and other codes meet or exceed the minimum requirements of the NFIP for buildings and structures. Communities that adopt the code and this appendix, without modifications that remove or weaken the flood provisions, will meet the minimum requirements of the NFIP as set forth in Title 44 of the Code of Federal Regulations (CFR).

Purpose: The purpose of this appendix is to provide administrative procedures and criteria for flood-resistant construction and development activities that are not within the scope of the codes. A jurisdiction that

wants to make this appendix mandatory must include it in its adoption ordinance.

IRC Appx E – Manufactured Housing Used as Dwellings

Staff Comment: This appendix provides Staff with direction for the addition, alteration, repair, and maintenance of manufactured homes.

IRC Appx Q: Tiny Houses

Staff Comment: This appendix provides Staff with direction for the construction of houses less than 400 sq. ft. Such houses may be used as guest cottages per the Moncks Corner Zoning Ordinance.

Staff Findings and Recommendation:

Staff recommends **APPROVAL** of the code updates.