

AN ORDINANCE

TO ADOPT THE INTERNATIONAL BUILDING CODES AND TO AMEND CHAPTER 6, "BUILDING AND BUILDING REGULATIONS," OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE

WHEREAS, South Carolina Code of Laws § 6-9-50 requires mandatory adoption by the South Carolina Building Codes Council of certain nationally recognized codes and standards, generally known as building codes; and

WHEREAS, on August 29, 2012, the South Carolina Building Codes Council, pursuant to procedures of notice, comment and promulgation under the State Administrative Procedures Act to be effective in all local jurisdictions, formally adopted the 2012 edition of the International Codes Series of the International Codes Council, Inc. and 2011 National Electrical Code for mandatory enforcement throughout the state effective July 1, 2013; and

WHEREAS, on April 2, 2012, the South Carolina General Assembly passed Act 143 adopting the 2009 edition of the International Energy Conservation Code requiring mandatory enforcement throughout the state for new and renovated buildings and additions constructed; and

WHEREAS, South Carolina Code of Laws § 6-9-60 requires local jurisdictions to enforce the building codes as adopted by the South Carolina Building Codes Council and to adopt the Administrative Chapters locally, however, local jurisdictions are not allowed to adopt the appendices of the codes adopted by the South Carolina Building Codes Council; and

WHEREAS, the South Carolina Building Codes Council further recognized certain 2012 International Codes as permissive codes including the 2012 edition of the International Property Maintenance Code which are allowed to be adopted locally; and

WHEREAS, the City of Greenville has been implementing and operating under the above referenced building codes since July 1, 2013, as required by the South Carolina Department of Labor, Licensing and Regulation, but has not adopted them by Ordinance; and

WHEREAS, upon review of Chapter 6, "Building and Building Regulations," of the Code of Ordinances of the City of Greenville in considering adoption of the building codes, certain modifications are required to maintain consistency;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA:

Section 1. The following building codes are hereby adopted and incorporated into the Code of Ordinances of the City of Greenville:


1. 2012 International Building Code, Chapter 1
2. 2012 International Fire Code, Chapter 1
3. 2012 International Fuel Gas Code, Chapter 1
4. 2012 International Mechanical Code, Chapter 1
5. 2012 International Plumbing Code, Chapter 1
6. 2012 International Property Maintenance Code, in its entirety as amended
7. 2012 International Residential Code, Chapter 1
8. 2012 International Accessible and Usable Building and Facilities Code, Chapter 1

9. 2009 International Energy Conservation Code, Chapter 1
10. 2011 National Electrical Code

Section 2. Chapter 6, "Buildings and Building Regulations," of the Code of Ordinances of the City of Greenville is amended and modified as provided in the attached Exhibit to maintain consistency between the building codes and the Code of Ordinances and to delete references no longer required either in the building codes or under local jurisdiction.

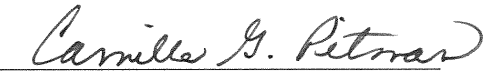
Section 3. The Municipal Code Corporation as codifier of the Code of Ordinances shall be authorized to make adjustments in code section numbers and terminology as may be appropriate to achieve the purposes of this Ordinance. This Ordinance shall be effective upon final approval by City Council. This Ordinance supersedes any other inconsistent ordinances.

DONE, RATIFIED AND PASSED THIS THE 24 DAY OF NOVEMBER, 2014.




MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED:



CITY MANAGER

EXHIBIT

CODIFIER: The following amendments to Chapter 6, "Building and Building Regulations," of the Code of Ordinances of the City of Greenville are shown below as strike out for removal and underlined for replacements.

Amendment 1. Code of Ordinances Article III, International Building Code

Sec. 6-64. - Permit fees; reinspection fee.

On all buildings, structures, alterations or signs requiring a building permit, as set forth in the administrative standards in section 109 ~~108~~ of the International Building Code, a fee shall be paid as required at the time of filing the application, in accordance with the schedule of permit fees as fixed from time to time. A current fee schedule shall be maintained on file in the offices of the city clerk and building codes administrator, where it shall be available for public inspection.

Sec. 6-67. - Occupancy permit.

(a)

No new or existing building or portion of a new or existing building in the city shall be used as a church, school, hotel, office building, store building or other place of business without an occupancy permit issued by the city. Any person applying for such permit shall pay to the city a fee as fixed from time to time ~~by the city council.~~

(b)

In buildings or portions of buildings used for office occupancies, the owner, agent or lessor is required to submit in writing to the building ~~and zoning~~ department the names, addresses and office space identification of all new office occupants to whom space is rented or leased within five days of the signing of such lease or rental agreements.

Sec. 6-69. - Amendments to the International Building Code.

[The following sections of the International Building Code are hereby modified to read as follows:]

Section 101.1. Insert: City of Greenville

Section 111.2 of the 2012 ~~110.2~~ of the 2006 International Building Code is amended to read in its entirety as follows:

111.2 ~~110.2~~ *Certificate issued.*

Section 1612.3. Insert: City of Greenville

Section 1612.3. Insert: August 18, 2014 ~~2004~~

Section 3410.2. Insert: July 1, 2013 ~~July 1, 2008~~

Amendment 2. Code of Ordinances Article IV, International Plumbing Code

Sec. 6-128. - Amendments to the International Plumbing Code.

Section 305.4.1 ~~Section 305.6.1~~ *Sewer depth*

Section 903.1 ~~Section 904.1~~ *Roof extension*

Amendment 3. Code of Ordinances Article VI, National Electrical Code

CODIFIER: The following language should be deleted. Certification is now issued by the state and not by local jurisdictions.

Sec. 6-181. - Definitions.

Journeyman electrician means any person who holds a valid city certification as journeyman electrician or who holds a valid South Carolina Municipal Association journeyman card registered with the chief electrical inspector.

Master electrician means any person who holds a valid city certificate as a master electrician or who holds a valid South Carolina Municipal Association master electrician certificate registered with the chief electrical inspector.

~~Sec. 6-273. - Maintenance work.~~

~~Journeyman electricians regularly and continuously employed as maintenance men by firms or corporations other than holders of master electrician's certificates shall be permitted to make repairs to the existing electrical wiring as may be required only on the premises and property of such employing firms or corporations, provided that all provisions of this article are complied with. No equipment shall be installed except as is necessary to replace old or damaged equipment, and any employer of such journeyman electrician shall submit his name and business address to be kept on file in the office of the chief electrical inspector.~~

Sec. 6-275. - Fees.

For every inspection as provided for in this division, the person under whose master certificate and license the installation of wires and equipment is authorized shall, before a permit for installation is approved, pay to the authorized city official through the building codes administrator ~~chief electrical inspector~~ such fee as may be established from time to time.

Amendment 4. Code of Ordinances Article VII, International Fuel Gas Code

Sec. 6-336. - Amendments to the International Fuel Gas Code.

106.6.2 ~~106.5.2~~ *Fee schedule.*

Amendment 5. Code of Ordinances Article VIII, International Property Maintenance Code

Sec. 6-413. - Amendments to the International Property Maintenance Code.

CODIFIER: Sec. 112, "Maintenance of Vacant and Boarded Structures," should be renumber as Sec. 113. The following language should be added as Sec. 112.4:

Amending Section - Sec. 112.4. Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to penalties established by Section 1-5 of the Code of Ordinances of the City of Greenville.

CODIFIER: The following section should be added:

302.4 Weeds All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10-inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon. And the costs of such removal shall be paid by the owner or agent responsible for the property.

Amendment 6. Code of Ordinances Article XIII, International Residential Code**Sec. 6-804. - Permit fees.**

On all buildings, structures, alterations or signs requiring a building permit, as set forth in the administrative standards in section 108 of the International Residential Code, a fee shall be paid as required at the time of filing the application, in accordance with the schedule of permit fees as fixed from time to time. A current fee schedule shall be maintained on file in the offices of the city clerk and building codes enforcement administrator, where it shall be available for public inspection.

Sec. 6-806. - Amendments to the International Residential Code.

The following sections of the International Residential Building Code are amended to read in their entirety as follows:

101.1 Title.

These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Greenville, and shall be cited as such and will be referred to herein as is this code.

301.2(1) Climatic and Geographic Design Criteria:

Roof Snow Load - 10 pounds

Wind Speed - 90 miles per hour

Seismic Design Category - C

Weathering - Moderate

Frost Line Depth - 12 inches

Termite – Very Heavy

Decay - Slight to Moderate

Winter Design Temperature - 22 degrees F

Flood Hazards - August 18, 2014 ~~January 16, 1992~~

2603.5.1 ~~2603.6.1~~ Sewer depth.

Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (305 mm) below grade.