

Ordinance Number 2025-09-15-25

An Ordinance Amending the Orangeburg County Code of Ordinances, Chapter 6. Buildings and Building Regulations (1) Article IV. Technical Codes, Sections 6.14, 6.14.1 and 6.14.2 to Provide for the Adoption of Technical Codes, Building Permit Rates, Demolition Rates, House/Building Moving Rates, and Temporary Signs and (2) Article VIII. Manufactured and Modular Homes, Section 6-94(1) Prerequisites to Licensing of Manufactured Homes.

Whereas, pursuant to the laws of the State of South Carolina (“State”), any county that desires to regulate building construction within its unincorporated boundaries must do so only pursuant to those codes recommended by the State’s statutorily-authorized entity known as the Building Codes Council; and

Whereas, the Building Codes Council has updated the list of code versions to be used to regulate building construction in the State effective as of January 1, 2026; and

Whereas, Council recognizes that the public health, safety and welfare of County citizens is served by regulating building construction within the County’s unincorporated boundaries and, therefore, will be served by updating the relevant codes previously adopted by the County to bring the codes into compliance with State law by the State-imposed effective date of January 1, 2026.

Now, therefore, be it enacted and ordained as follows:

Section 1. Amendment of Article IV. Technical Codes, Sections 6.14, 6.14.1 and 6.14.2. Sections 6.14, 6.14.1 and 6.14.2 of the Orangeburg County Code of Ordinances shall be **removed in their entirety and replaced by the following:**

Sec. 6-14 Adoption of technical codes.

(a) In compliance with S.C. Code Ann. § 6-9-10 (1976, as amended), the County of Orangeburg shall enforce the following codes with South Carolina modifications:

2024 Edition of the International Building Code:

2024 Edition of the International Residential Code:

2024 Edition of the International Fire Code:

2024 Edition of the International Plumbing Code:

2024 Edition of the International Mechanical Code;

2017 ICC/A117.1 Accessible and Usable Buildings and Facilities:

2024 Edition of the International Fuel Gas Code:

2009 Energy Conservation Code as published by the International Code Council;
and

2023 Edition of the National Electrical Code as published by the National Fire
Protection Association, as adopted by the South Carolina Building Codes Council.

- (b) In addition, the County of Orangeburg adopts Chapter 1 (Administration) of the codes
named in Section 6-14(a), and Chapter 1 of the Property Maintenance Code.

Sec. 6-14.1 Amendments.

(a) Building Code - 2024 Edition of the International Building Code.

Section 101.1 of said code is amended by inserting "County of Orangeburg."

Section 103.1 of said code is amended by inserting "County of Orangeburg."

Section 1612.3 of said code is amended by inserting "County of Orangeburg" and
"January 16, 2014."

(b) Mechanical Code - 2024 Edition of the International Mechanical Code.

Section 101.1 of said code is amended by inserting "County of Orangeburg."

Section 103.1 of said code is amended by inserting "County of Orangeburg."

Section 108.4 of said code is amended by inserting "misdemeanor," "\$500.00," and
"30 days."

**(c) Energy Conservation Code - 2009 Energy Conservation Code as published by the
International Code Council.**

Section 101.1 of said code is amended by inserting "County of Orangeburg"

Section 108.4 of said code is amended by inserting "\$100.00" and "\$500.00"

(d) Residential Code - 2024 Edition of the International Residential Code.

Section R101.1 of said code is amended by inserting "County of Orangeburg."

Table R301.2 (l) of said code is amended by inserting **Attachment 1** attached hereto.

Section P2603.5.1 of said code is amended by inserting "6 inches" and "6 inches."

**(e) Existing Building Code – 2024 Edition of the International Existing Building
Code.**

Section 101.1 of said code is amended by inserting "County of Orangeburg."

(f) Fuel Gas Code - 2024 Edition of the International Fuel Gas Code.

Section 101.1 of said code is amended by inserting "County of Orangeburg."

Section 106.6.3 of said code is amended by inserting "0" and "0."

Section 113.4 of said code is amended by inserting "misdemeanor," "\$500.00," and
"30 days."

(g) Plumbing Code - 2024 Edition of the International Plumbing Code.

Section 101.1 of said code is amended by inserting "County of Orangeburg."

Section 103.1 of said code is amended by inserting "County of Orangeburg."

Section 114.4 of said code is amended by inserting "misdemeanor," "\$500.00," and "30 days."

Section 305.4.1 of said code is amended by inserting "6 inches" and "6 inches."

Section 903.1.1 of said code is amended by inserting "6 inches."

(h) Fire Code - 2024 Edition of the International Fire Code.

Section 101.1 of said code is amended by inserting "County of Orangeburg."

Section 103.1 of said code is amended by inserting "County of Orangeburg."

Section 105 of said code is not adopted.

Section 113.4 of said code is amended by inserting "misdemeanor," "\$500.00," and "30 days."

Section 1103.5.3 of said code is amended by inserting "Three years from the date of adoption."

Appendix B Fire-Flow Requirements for Buildings of said code.

Appendix C Fire Hydrant Locations and Distribution of said code.

Appendix E Hazard Categories of said code.

Appendix F Hazard Ranking of said code.

Appendix H Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions of said code.

Appendix I Fire Protection Systems – Noncompliant Conditions of said code.

Appendix N Indoor Trade Shows and Exhibitions of said code.

Sec.6-14.2 Building permit rates; demolition rates; house/building moving rates and temporary signs. The value shall be determined by the total estimated value of the work covered by the permit provided by the applicant at the time of application. The Building Official has the authority to request documentation supporting the value shown on the application prior to issuing a permit. The following building permit rates are established and set (based on the latest published ICC Building Valuation Data):

Total Valuation	Fee
\$1000 or less requiring an inspection	\$50.00
On each additional 1000.00 or fraction there of	\$5.00
Demolition Permit same as building	
Sub-contractor Commercial	\$100.00
Sub-contractor Residential	\$50.00
Plan Review Fees	
Residential	25% of Permit Fees

Commercial	50% of Permit Fees
Plan Revision Post Initial Approval	Residential \$100.00 / Commercial \$200.00
Mobile Homes	
Decal	\$10.00
Single Wide	\$150.00
Double Wide	\$250.00
Mobile Home De-titlement	\$50.00
Mobile Home Moving Permit	\$50.00
Mobile Home Reinspection 2 nd and subsequent	\$50.00
Reinspection's	Fees
Work not Complete	\$50.00
2 nd Reinspection	\$75.00
3 rd and subsequent Reinspection	\$150.00
Other Permitting Fees	
Permit Renewal	\$100.00
Work Without Required Permit	Double Permit Fee
Fire Assessment	\$50.00
Swimming Pools	Building + Electrical + Plan Review
Residential Solar	Building + Electrical + Plan Review
Commercial Sign	Building + Electrical + Plan Review
Residential Generator	Electrical + Gas
Cellular Towers	Building + Electrical + Plan Review

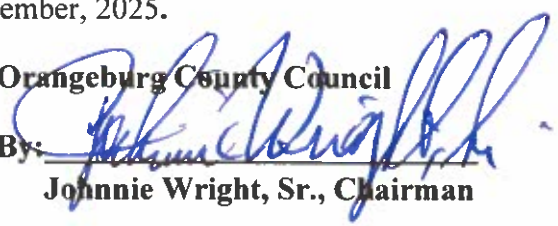
Section 2. Amendment of Article VIII. Manufactured and Modular Homes, Section 6-94(1). Section 6-94(1) is amended to remove "\$5.00" and insert in its place "\$10.00".

Section 3. Conflicts; Severability; Effective Date. Any previously enacted ordinance or parts of an ordinance that conflict with the provisions of this ordinance is/are hereby repealed from and after the effective date of this ordinance. If, for any reason, any part of this ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this ordinance shall remain in effect. This ordinance shall become **effective on January 1, 2026.**

Adopted and approved this 15th day of September, 2025.



Orangeburg County Council

By: 

Johnnie Wright, Sr., Chairman

Attestation and Certification:

I attest that the signature immediately above is that of the Chairman of Orangeburg County Council, Johnnie Wright, Sr.

I certify that the foregoing constitutes a true, correct and verbatim copy of an ordinance adopted by the Orangeburg County Council. The ordinance was noticed in full compliance with the South Carolina Freedom of Information Act, read and received a favorable vote at three public Council meetings on the days listed below. At least one day passed between first and second reading, and at least seven days passed between second and third reading. At each meeting a quorum of Council was present and remained throughout the passage of this agenda item. In addition, Council held a public hearing on the date listed below which date was at least 15 days after a Notice of Public Hearing on the ordinance appeared in the Times and Democrat, a newspaper of general circulation within the County.

First Reading: August 18, 2025

Public Hearing: September 2, 2025

Second Reading: September 2, 2025

Third Reading: September 15, 2025

By:



Connie N. Portee, Clerk to Council

Attachment 1 to Ordinance

2024 International Residential Code (IRC)

CHAPTER 3 BUILDING

PLANNING TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN

CRITERIA

GROUND D SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMEN T REQUIRED ^h	FLOOD HAZARD ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP.
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Temperature ^c				
20	116/ 131	NO	NO	NO	C-D1	M	12"	VH	NO	2016	48	63.3

MANUAL J DESIGN CRITERIAⁿ

Elevation	Altitude correction factor ^e	Coincident winter design relative humidity bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference
197 ft	1.00	75	50%	70 F	24 F	46 F
Latitude	Daily range	Summer design gains	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference
33	M	28 to 41	50%	75 F	95 F	20 F

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

1. a.

Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from [Figure R301.2\(1\)](#). The grade of masonry units shall be determined from [ASTM C34](#), [ASTM C55](#), [ASTM C62](#), [ASTM C73](#), [ASTM C90](#), [ASTM C129](#), [ASTM C145](#), [ASTM C216](#) or [ASTM C652](#).

2. b.

Where the frost line depth requires deeper footings than indicated in [Figure R403.1\(1\)](#), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

3. c.
The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
 4. d.
The jurisdiction shall fill in this part of the table with the wind speed from the [ultimate design wind speeds](#) map [[Figure R301.2\(2\)](#)]. Wind exposure category shall be determined on a site-specific basis in accordance with [Section R301.2.1.4](#).
 5. e.
The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from [ACCA Manual J](#) or established criteria determined by the jurisdiction.
 6. f.
The jurisdiction shall fill in this part of the table with the seismic design category determined from [Section R301.2.2.1](#).
 7. g.
The jurisdiction shall fill in this part of the table with: the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.
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- PDF from: http://codes.iccsafe.org/content/IRC2024V1.0/chapter-3-buildingplanning#IRC2024V1.0_Pt03_Ch03_SecR301.2
8. h.
In accordance with [Sections R905.1.2](#), [R905.4.3.1](#), [R905.5.3.1](#), [R905.6.3.1](#), [R905.7.3.1](#) and [R905.8.3.1](#), where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
 9. i.
The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from [Figure R403.3\(2\)](#) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
 10. j.
The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
 11. k.

In accordance with [Section R301.2.1.5](#), where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

12. l.

In accordance with [Figure R301.2\(2\)](#), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

13. m.

In accordance with [Section R301.2.1.2](#) the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

14. n.

The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from [ACCA Manual J](#) or established criteria determined by the jurisdiction.

15. o.

The jurisdiction shall fill in this section of the [allowable stress design](#) table using the Ground Snow Loads in [Figure R301.2\(3\)](#).