

FREQUENTLY ASKED QUESTIONS

Q: Can a homeowner apply for their own building permit?

A: Homeowners, who are not licensed builders, can apply for their own building permit under the following circumstances:

1. The applicant must be the property owner at the time the building permit is issued.
2. The applicant must agree to live in the home for a minimum of 24 months after the date of the final building inspection.
3. The applicant must file a disclosure statement with the Register of Deeds Office prior to receiving a final building inspection.

PLEASE NOTE: Homeowners should give thoughtful consideration to the consequences of personally obtaining a building permit, rather than having their builder obtain the permit. In doing so, the homeowner may be assuming all responsibility and liability for the permitted work over the life of the building. Never take out a building permit for work that you will not personally supervise. Many unlicensed contractors continue to work by encouraging homeowners to personally obtain a building permit.

Q: Where can I get a copy of the current Building Code?

A: Building Code Books can be purchased online at www.iccsafe.org or at the Airport Campus of Midlands Technical College. If you simply wish to read or research various sections of the Building Code, local libraries normally maintain copies of the book. You may also visit the Building Inspections Office during normal business hours to view a copy of the current Building Code.

Q: How can I speak with a Building Inspector?

A: Building inspectors generally work out in the field and are generally not in their offices. However, all Building inspectors have voice mail. You may call (803) 785-8130 to leave a message, and the inspector will return your call. If you have a general question or need information, you may also e-mail cdcustomerservice@lex-co.com.

Q: Does a permit cost more or less when a builder applies for a permit?

A: No. Permits fees are based on the value/type of construction, not who applies for the permit. Please see the schedule of fees listed in this brochure.

Q: Do you have a plan review service and can I get my building plans approved prior to construction?

A: Yes, if your building plans have adequate detail so that compliance can be determined. You simply need to drop off a complete set of plans approximately 3 to 5 days before you need your building permit. There is no charge for this service.

CONTACT INFORMATION

Lexington County Administration Building

212 South Lake Drive, Lexington SC 29072

4th Floor

Building Inspections..... (803) 785-8130
 Building Inspections (FAX)..... (803) 785-5186
 Floodplain Management (803) 785-8121
 Landscape Ordinance..... (803) 785-8121
 Subdivision Regulations (Plat Approval)..... (803) 785-8121
 Zoning..... (803) 785-8121

Lexington County Public Works/Engineering Building

440 Ballpark Road, Lexington, SC 29072

Stormwater Management/Land Disturbance..... (803) 785-8201
 County Right-of-Way Encroachment..... (803) 785-8201

Palmetto Utility Protection Service

Call Before You Dig (PUPS) 1-888-721-7877

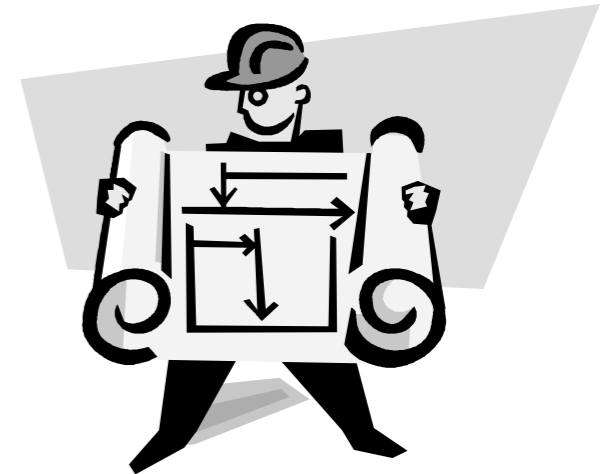
SC Department of Labor, Licensing, and Regulations

Residential Builders Commission (803) 896-4696

Building Permit Fees

Residential Fees	Value of Construction
\$15 minimum	<\$3,000 value
\$4 per \$1000 (or % thereof)	\$3,000 - <\$20,000 value
\$80 for 1 st \$20,000 + \$3 per additional \$1000 (or % thereof)	\$20,000 - <\$100,000 value
\$320 for 1 st \$100,000 + \$2 per additional \$1000 (or % thereof)	\$100,000 - <\$500,000 value
\$1,120 for 1 st \$500,000 + \$1 per additional \$1,000 (or % thereof)	≥\$500,000 value

Please let us know how we may be of assistance in helping you through the permitting and construction process.



RESIDENTIAL BUILDING CODES IN LEXINGTON COUNTY

COUNTY OF LEXINGTON
 COMMUNITY DEVELOPMENT DEPARTMENT
 212 South Lake Drive, Suite 401
 Lexington, SC 29072

Phone: (803) 785-8130

Fax: (803) 785-5186

www.lex-co.com/Departments/CommunityDevelopment/Index.html

RESIDENTIAL BUILDING CODES

Thank you for your interest in the Building Codes of Lexington County. The purpose of the Building Codes Ordinance in Lexington County is to provide the minimum standards to protect health and public well being through structural strength, means of egress, stability, sanitation, adequate light and ventilation and to provide safety to life and property from fire and other hazards attributed to the built environment.

The Building Codes Ordinance covers every residential building within the unincorporated areas of Lexington County and the town limits of Chapin, Irmo, Gilbert, Summit, Pine Ridge and Swansea.

WHEN DO YOU NEED A BUILDING PERMIT?

Building permits are required when you construct, enlarge, renovate, move, or change the occupancy classification of a building or structure. A building permit is also required to erect, install, enlarge, renovate, convert or replace any electrical, gas, mechanical or plumbing system. An example of change of occupancy would be to convert a single family dwelling into a multi-family dwelling (duplex) or a retail store.

WHEN DO YOU NOT NEED A BUILDING PERMIT?

- Ordinary repairs and maintenance
- Fences
- Retaining walls unless supporting a surcharge
- Sidewalks, driveways, and patios
- Painting, papering, tiling, carpeting, cabinets, and similar cosmetic finish type work
- Swimming pools accessory to a one or two family dwelling
- Swings and other playground equipment accessory to a one or two family dwelling
- One story detached storage structures accessory to a one or two family dwelling, provided that the floor area does not exceed 500 square feet
- Window awnings supported by an exterior wall

HOW DO YOU OBTAIN A BUILDING PERMIT?

The following items must be completed before a building permit can be issued:

- ❑ **Application** - Applications for building permits are available on the county website and at the Building Inspections Office in the County Administration Building. For each permit, an application must be completed.
- ❑ **Building Plans** - A set of house plans must accompany every Building Permit Application. A set of plans generally consists of:
 - **Site:** Location of proposed structure and all existing structures on the site
 - **Foundation:** The size, location, and thickness of all footings, slabs and thickened slab areas
 - **Floor Plan:** All floors including basements, attached garages and rooms over. Label the rooms as to their use and window/door locations
 - **Exterior Elevations:** Indicate all views. Provide heights, dimensions, and show all openings
 - **Wall Sections:** Indicate materials, height, and all assemblies
 - **MEP's:** Indicate the location of all of the following: electrical appliances, devices, fixtures and panels; plumbing fixtures and HVAC units
- ❑ **Floodplain Designation** - If you are building near a body of water, you need to determine if there is a flood plain issue. No new construction is allowed in a flood plain. For questions regarding the flood plains in Lexington County, contact the Floodplain Manager at 785-8121.
- ❑ **Zoning Requirements** - If the proposed construction is in the unincorporated area of Lexington County, the applicant must meet zoning requirements for the construction before a permit can be issued. This will be evaluated when the building permit application is submitted. For more information regarding zoning permits, call the Zoning Office at 785-8121. If you will be located inside the town limits of Chapin, Irmo, Gilbert, Summit, Pine Ridge or Swansea you will need to obtain a Zoning Permit from Town Hall prior to submitting your Building Permit Application.
- ❑ **Water and Sewer Approval** - Before building you must certify that your lot has the availability of an approved source of public water/wells and public sewer/septic tank.

REQUIRED BUILDING INSPECTIONS

Building inspectors will inspect at various intervals all construction, installations or work for compliance to the provisions of the Building Codes Ordinance. It is the responsibility of the permit applicant to ensure the work remains accessible and exposed for inspection purposes. The following items are inspected under the building permit:

- **Footing** - made after excavations are complete and prior to the placement of concrete.
- **Utilities Under Slab** - made after building service equipment, conduit, piping accessories and other equipment items are in place but before any concrete is placed.
- **Slab** - made after in-slab reinforcing is in place, vapor barrier is installed and prior to concrete placement.
- **Rough-In** - made after all framing, fire blocking, and bracing are in place and pipes, chimneys, and vents to be concealed are completed and the rough electrical, plumbing, and mechanical trades are installed.
- **Other Inspections** - in addition to the previously mentioned inspections, there can be other inspections of construction work to evaluate compliance with provisions of the Building Code. You will be notified by the building inspector if additional inspections are required.
- **Final** - final inspection will be made after all work authorized by the building permit is complete. The building cannot be occupied before final inspection approval.

HOW DO YOU SCHEDULE A BUILDING INSPECTION?

To schedule a building inspection, the permit holder may contact by phone at **785-8130** or fax at **785-5186**. You may also request an inspection via email at **BuildingInspections@lex-co.com**. Simply provide your building permit number, type of inspection needed, and any specific instructions (such as needing to speak with the inspector prior to his arrival or to receive an estimated time of the inspection).

It is the responsibility of the building permit holder to give reasonable advance notice (generally one business day) when work is ready for inspection and testing. It is the permit holder's responsibility to ensure that work is ready for inspection prior to scheduling. When a re-inspection has to be made due to non-compliance by the permit holder, the permit holder will pay the fees for re-inspection.