

# Planning, Building & Zoning Department

## June 2019

### Monthly Report

#### Permits/Inspections/Plan Review Information

##### **Staff business report:**

- ❖ **178 permits were issued in June up from last year's 165**
- ❖ **Performed 149 inspections**
- ❖ **19 Plan reviews/re-reviews**

Staff has been working with property owners and contractors to improve the permitting process. Everyone we've spoke to thus far really appreciate the handouts with the checklist showing exactly what needs to be submitted and when. Have you ever wondered why these forms/information is required? To this we offer the following:

- **2009 International Energy Conservation information to be placed on cover sheet of plans.** This is a requirement of the SC Code and enforced by all counties and municipalities that have adopted the International Building Codes (there are no municipalities or counties in the state of South Carolina that have opted out of adopting the International Building Codes.) This code establishes minimum design and construction requirements for energy efficiency
- **Manual J** – This is also a requirement of the International Building Codes. Manual J load calculation factors in the different characteristics of your home (such as square footage, position of your walls, building materials, etc.) to determine how much heating or cooling capacity your home needs.
  - ❖ **Why does a proper load calculation matter?**  
An undersized or oversized air conditioner can have an impact on the comfort of your home. Undersized air conditioners never reach temperature settings, run constantly, dry out your air and may have a shorter life. An oversized air conditioner will go through a process known as “short-cycling.” When an air conditioner short cycles, it reaches your desired temperature too quickly. Sound like a good thing? Well, your air conditioner is responsible for more than just temperature. It is also responsible for removing enough humidity from your home's air. When an air conditioner short cycles, it is not removing enough humidity, and an overabundance of humidity can make your home feel warm and encourage mold growth.
- **Egress Chart from window manufacturer** – Window requirements are established by the International Building Codes. Imagine moving into your new home and a disaster happen. How do you get out? The building code requires specific window sizes to ensure you have an “escape”. Requiring a window chart stipulating what windows, and sizes the contractor will be using is a “contractor friendly” approach to helping prevent the contractor from having the wrong size windows installed only to have the inspector require them all removed. This saves time and money.
- **Stormwater Impervious Surface Calculations Worksheet** – This sheet ensures the work you want to do meets the requirements of the town's codes regarding stormwater. The International Property Maintenance Code also addresses stormwater management, stating roof water shall not be discharged in a manner that creates a public nuisance. The town allows only certain percentages for each lot because unregulated land use changes may result in increased rates and volumes of stormwater runoff, contributing to area flooding, which is potentially harmful to human health, welfare and safety and creates a risk of harm to property, and unreasonable interference with the quality of live and/or property.
- **Lot Area Occupied by Buildings/Landscaping worksheet** – This worksheet covers building area coverages and required landscaping on a lot. Residential zoning districts allow for different percentages of building allowances. This also helps in the drainage of

stormwater on the property. There are endless benefits to landscaping your yard. Landscaping makes dull areas pleasing. It is possible to make ordinary homes into spectacular ones and office buildings into warm, livable spaces. It also increases the value of your home or business. More so, it's extremely important to assist in stormwater management.

Landscapes which are installed and managed conserve water, lower the rate and volume of runoff water from rain and help reduce the amount of pollutants reaching surface water. Some benefits include but are not limited to:

- ❖ More water soaks into soil and less water runs off of a property.
  - ❖ Roots and soil filter some pollutants from water.
  - ❖ Plant roots stabilize soil reducing erosion.
- **Stormwater Practices Permanent Maintenance Covenants** – This form, signed notarized and recorded ensures the required stormwater drainage system that has been designed by an engineer and installed as designed will be maintained by the property owner indefinitely. This requirement falls within the Town's Stormwater Management Ordinance and protects the property owner as well as surrounding properties.
  - **Stormwater Drainage Easement** – This form, signed and notarized and recorded grants and easement to the required stormwater drainage system required for your property. If the property owner fails to maintain a required stormwater management area on their property, this grants the town the right to access the property to ensure the stormwater system is managed.
  - **Encroachment Permit Application** – Within the town limits the streets and right of ways are owned by either the town or the state. In the packet you will find (2) different applications. The 1<sup>st</sup> applies to streets and right of ways that are owned and maintained by the town. The 2<sup>nd</sup> applies to only those streets owned by the state. Approval must be given for any work being done in the right of way. This varies from a new driveway to an existing driveway you would like to repair, replace, make larger etc.
  - **Notice of Compliance with Current International Residential Code** – This ensures that your new home or addition has been constructed by a South Carolina Licensed Contractor. It also certified the home meets the current Residential Building Code requirements.
  - **Fill Composition Certification** - This certification is to confirm fill has or has not been placed on your property. Section 14-52 of the Town's Ordinances require the height of amount of lot fill be limited to the elevation of all adjacent properties.

**HURRICANE SEASON IS FROM JUNE 1<sup>ST</sup> – NOVEMBER 30<sup>TH</sup>, 2019. Be prepared!**

Contact the Planning, Building and Zoning Department at 843-913-6341 if you should have any questions regarding your homes location compared to the special flood hazard areas or if you'd like the staff to make an onsite visit to discuss options for protecting your home from a hurricane and flooding.