



We Are Columbia

MEMORANDUM

TO: City Council
FROM: Krista Hampton, Director of Planning and Development Services
CC: Teresa Wilson, City Manager and Melissa Smith-Gentry, ACM - Operations
DATE: September 13, 2016
RE: Building Codes in Effect for South Carolina and Columbia

Council is asked to approve ordinances to adopt the most recent mandated building codes. Every municipality and county in South Carolina must enforce the mandatory building codes referenced in Section 6-9-50 of the South Carolina Code of Laws, 1976 as Amended (SC Code), after they are reviewed and adopted by the Building Codes Council (Council). Municipalities and counties are restricted from writing or publishing any other building code, in whole or in part or adopting and enforcing building codes other than those referenced in Section 6- 9-50 of the SC Code.

Unless modified by Council, all chapters (except the Administrative Chapter) of all codes must be enforced in their entirety. Until July 2016, these had been the 2012 set of codes as published by the International Codes Council. The state recently updated the adopted codes to reflect the 2015 cycle, except for the Electric and the Energy Conservation Codes, which are 2014 and 2009 respectively.

Chapter 5 of City of Columbia Code of Ordinances further codifies the adoption of these codes. The series of ordinances presented for Council's consideration will amend the code to reflect the new cycle as adopted by the state. The South Carolina Codes Council only permits modifications to the codes as they relate to the qualification, appointment, duties, and removal of the Building Official (Administrative Chapter). The ordinances proposed for Council consideration exclude this section and instead we employ City policies and procedures for such matters.