

Building Codes in Effect for South Carolina

Every municipality and county in South Carolina that does not legally “Opt out” of the Code Enforcement Program, 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 promulgating their own building codes, 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 the Council, all chapters (except the Administrative Chapter) of all codes must be enforced in their entirety.

Only the mandatory building codes listed below are adopted by the Council and enforced at the local level. Any code used to regulate the construction or alteration of buildings or structures, including their systems or components, not listed below are not valid and cannot be legally promulgated, adopted or enforced by a local jurisdiction.

On August 29, 2012, the Council updated the mandatory building codes to be used within South Carolina. The Council established the implementation date for local jurisdictions as July 1, 2013 for all codes. All local jurisdictions must enforce the mandatory codes, and may adopt and enforce the permissive codes.

Mandatory Building Codes adopted for current use in South Carolina and which must be enforced by all municipalities and counties, beginning July 1, 2013, include the:

2012 International Building Code with SC modifications;
2012 International Residential Code with SC modifications;
2012 International Fire Code with SC modifications;
2012 International Plumbing Code;
2012 International Mechanical Code;
2009 International Energy Conservation Code;
2012 International Fuel Gas Code with SC modifications; and,
2011 National Electrical Code.

The latest edition of ICC/ANSI A117.1, Accessible and Useable Buildings and Facilities, is adopted by the Accessibility Act and mandatory for use in all municipalities and counties within the state. Although other standards for building accessibility exist, the latest published edition of the ICC/ANSI A117.1 is the only accessibility document required by state law to be enforced by the local building officials. All plan reviews and inspections conducted by local Building Inspection Departments, therefore, will be based on ICC/ANSI A117.1. It is important to note, however, that other accessibility documents are also law and cannot be ignored. Legal action can be taken against a building owner, manager or any person involved in design or construction/renovation of a building or structure requiring accessibility, under any of the accessibility laws. Therefore, before construction or renovation of a building or structure that requires accessibility, all applicable accessibility laws should be considered.