

COMMERCIAL BUILDING SAFETY INSPECTION

After you have obtained your permit for a building safety inspection and/or power restoration, an inspection needs to be scheduled. The inspection request line telephone number is 843.863.5212. Please listen carefully and provide the information requested via voice recording to have your inspection scheduled. A Building Inspection Bureau representative will contact you to confirm an approximate time to have the inspection performed. All inspections will be performed on the next business day.

Below is a list of common discrepancies that are found on this type of inspection. This list is not all inclusive, but at a minimum, these items should be addressed before you call for your inspection. If necessary, you will be sent an email with all items that need correction after the inspection is performed. All discrepancies must be corrected before power is restored and business can be conducted. Additional permits for repairs may be required.

- ❖ **Parking and Exterior** (including ADA) elements must meet zoning requirements for the city. o The building must be marked with approved identification placed in a position that is plainly legible and visible from the street fronting the property. Numbers must be Arabic numerals and of a size approved by the inspector.
 - The unit number (if in a multiple unit building) should be located on or above the door in a visible location. Unit numbers or letters should be 4” high and have a ½” stroke width.
 - Rear egress door should be marked on the exterior side with the business name, address and unit number no less than 1” tall.
 - The electric meter is required to be labeled with the same unit number/letter as the front door but no less than 1” tall.
 - The electrical service meter is required to be installed with rated clamps at the grounding point. Two points of grounding are required, or one ground rod is acceptable if the system is tested and a report verifying <25ohm resistance is verified.
 - Gas meters and/or gas tanks (LP or Propane) must be protected from damage or in a protected location.

- ❖ **Interior** areas must have a clear and maintained path of egress based on occupant layout.
 - Exit signs and emergency lights are required to be on a battery backup system when power is off. Light function will be tested after power is restored as part of the fire inspection process **after** occupancy.
 - Fire walls, if required, will be inspected. Any penetrations must be properly sealed, and the separation must extend to the underside of the roof deck.
 - Rear egress door, if required, shall have interior side signage that reads “**THIS DOOR TO REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED**”.
 - The circuit breaker panel must be in place and all circuits labeled in permanent ink. Ensure that no equipment or inventory is placed/stored in front of the panel.
 - Restrooms must be functional. If it is necessary, restrooms must be brought into compliance with the most current edition of **A117.1 STANDARD FOR ACCESSABLE AND USABLE BUILDINGS AND FACILITIES**.
 - Fire extinguishers, with current and up-to-date inspection tags, must be installed. Off the shelf, from a hardware store, Home Depot, or Lowe’s, do not comply because they are not inspected and tagged.

For questions or assistance, call the Inspection Bureau at 843.553.8350 ex. 1407