

Residential Permit Procedures – Effective July 1, 2012

PERMIT PROCEDURES FOR RESIDENTIAL CONSTRUCTION OF SINGLE FAMILY, DUPLEX, AND MULTI-FAMILY RESIDENCES (TOWNHOUSES)

The City of Goose Creek is enforcing the 2012 Edition of the International Residential Code and the 2009 International Energy Conservation Code. The enforcement of the 2012 International Residential Codes began July 1, 2013. The enforcement of the 2009 International Energy Conservation Code began January 1, 2013.

The South Carolina Building Codes Council has adopted amendments to the 2012 International Residential Code, which are deletions, changes, or moratoriums to certain parts of the code.

PERMIT APPLICATION PROCESS

Forms and applications may be picked up at the Marguerite H. Brown Municipal Complex, City Hall, 519 N. Goose Creek Blvd. Permits and business license forms can also be downloaded from the City website:

What You Will Need:

- Two (2) complete sets of construction plans –architectural & structural
- Two (2) site plans
- Building Permit Application
- Subcontractor list
- Business License Application
- Builder's affidavit
- Sewer availability letter

Section R106.1 Submittal Documents- *"The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed."*

The City of Goose Creek has no ordinance requiring construction documents be authored by a design professional. The City will accept complete sets of construction documents prepared by any of the following: SC Registered Design Professional (either an architect or an engineer), Residential Designer, a business engaged in the selling of house plans (Plan House) or hand-drawn plans to scale. All are acceptable as long as they are compliant with the 2006 IRC.

Section R106.1.1 Information on Construction Documents- *"Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code".*

The City of Goose Creek requires the following to appear on the construction documents:

- Statement indicating the code referenced for design, include wind zone, wind borne debris region and seismic zone design specifications
- Square Footage of Entire Project including breakdown of Conditioned Space, Garages, Decks/Porches, etc.
- Foundation plan - plan and section view, with all details
- Building Sections
- Wall Sections

- Floor plan
- Electrical Plan (may be included on floor plan)- Indicate Panel location
- Elevations - four (4) sides - including exterior covering and all details
- Roof plan - including roof pitch and overhangs. Indicate site built or manufactured truss type. If site built, indicate all rafter sizes.
- Window, door and garage door schedule - including type and design pressures, "U" Values and SHGC.
- Connector schedule for continuous load path, including all bracing and exterior sheathing details
- Documentation required to comply with the provisions of Section R301.2.1 and Section R301.2.1.1 of the IRC

For the City of Goose Creek to complete a proper plan review, plans shall be site specific (no reversals). Structural drawings must match the site plan. Red lines are not permitted. Any additions to the plans shall be drawn to scale as part of the original documents.

R106.1.3 Information for construction in flood hazard areas:

Provide information required by the City of Goose Creek Planning and Zoning Department (Sarah Hanson, Planning Director, 843-797-6220 ext. 116).

R106.3.1 Approval of Construction Documents- *"One set is retained by the City and the other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or his or her representative."*

The City requires the City-approved stamped set of construction documents to be at the jobsite for every inspection. In addition, the shop drawings for all engineered products and assemblies used in the construction of the house shall be available, as will any and all manufacturer's literature, installation instructions, etc. Inspections cannot be performed without building plans.

The City will not perform any inspection unless the City-approved and stamped set of construction documents and the building permit are present at the project site. A re-inspection fee of \$50.00 may be required.

R106.4 Amended Construction Documents- *"Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents."*

The City of Goose Creek requires amended construction documentation if any of the following occur:

- If changes are made to the footprint
- If window and door location and sizes change
- If exterior decks, porches, screen porches or sunrooms are added
- If structural framing systems are changed from engineered systems to field framing, or vice versa.
- If the exterior covering is changed or the roof system is altered.

R108.1 Payment of Fees- *"A permit shall not be valid until the fees prescribed by law have been paid."* No inspections shall be performed until a permit is paid for and placed at the jobsite.

R109.1 Types of inspections- *The required inspections are as follows:*

- Footers and/or Foundation - before concrete is placed, either in footers or a monolithic slab.
- Plumbing and Electrical slab roughs.
- Slab – (if raised slab construction.)
- Floor system - if crawl space construction, prior to placing sub floor.
- Exterior sheathing diaphragming & nailing - before house wrap is installed.
- Preliminary framing - before trades commence inside
- Rough framing & trade roughs
- Energy inspection
- Insulation inspection
- Interim power inspection - after house is trimmed out & fixtures installed
- Final Certificate of Occupancy Inspection.

NOTE: Additional inspections may be required, depending upon the method of compliance with Section R301.2.1.1. These may include but are not limited to:

- Single and double clad shear walls.
- Continuous load path requirements.
- Bracing and other details as specified by an engineer.

R301.1 Design- *"Buildings and structures, and all parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by this code. The construction of buildings and structures shall result in a system that provides a complete load path capable of transferring all loads from their point of origin through the load-resisting elements to the foundation."*

Table R301.2.1.3, 2006 IRC - Climatic and Geographic Design Criteria

City of Goose Creek	
Roof Snow Load:	None
Wind	110 MPH.
Seismic Design Category:	D-2
Weathering:	Moderate
Frost Line Depth:	None
Termite:	Very Heavy
Decay:	Moderate to Severe
Winter Design Temp:	27°
Flood Hazards:	NFIP adoption
Exposure:	"B" Urban and Suburban area
Wind Borne Debris Region	Yes

R301.2.1.1 Design Criteria – Construction in regions where the basic wind speed equals or exceeds 110 MPH in hurricane-prone regions shall be designed in accordance with any of the following:

SSTD 10-99 – Standard for Hurricane Resistant Construction
ASCE-7 Minimum Design Loads for Buildings
American Iron & Steel Institute – Cold Formed Steel Framing
Concrete Construction

R301.2.1 Wind Limitations:

The IRC permits wind load design using any one of the five (5) references listed. Any builder or contractor has the option of using any one of these five design references, as applicable to their project. The City will accept whichever design reference is turned in with the construction documents, and will act upon the permit application as follows:

- If AF&PA, SSTD 10-99 or AISA is used as the design standard by a non-design professional, the City will outsource your plan review to SBCCI in Birmingham, Ala. The applicant may incur the cost of this service.
- If construction documents are furnished with the seal of a design professional, the City will conduct the plan review. There may be some cases where the City may still require outsourcing the plans, depending upon the complexity of the project.
- If construction documents are furnished with the seal of a design professional, the City will perform the plan review in house; in most cases.

Section R301.2.2 Seismic Provisions:

All construction in the City is in a D-2 Seismic Zone. The same conditions for wind design apply for seismic design also.