



CONSTRUCTION/SALES OFFICE

Portable/Temporary Trailers

This policy complies with the mandated enforcement of the South Carolina Building Code and the Goose Creek Zoning Ordinance.

All construction trailers will require a final inspection, even if it is not connected to utilities, and be issued a Temporary CO before it can be occupied. This can/should include ADA compliance (if required) as well as general site installation. Upon completion of the final inspection, the builder will be issued a Temporary CO for the term of 180 days. 180 days is the time limit for all Permits or Temp CO's issued by the City. If more time is needed, a Permit/Temp CO extension may be issued on a case by case basis as long as normal permit extension fees are paid. (\$100 or the face value of the permit, whichever is less)

Basic requirements:

- 1) Be currently licensed by SC as an RV and bear SC license plates (or) {SC State requirement}
- 2) Unit must bear a "SC Modular Label" {SC State requirement}
 - Documentation verifying #1 or #2 should be submitted with permit application.
 - In either case, manufacturer or engineer foundation plans are required showing pier and strapping locations
 - In either case, there is normally no sleeping or cooking allowed unless prior approval is granted by Planning/Building for use as an on-site watchperson's quarters.
 - No other type of structure is allowed to be used as a construction, sales or watchperson's trailer within the city.
- 3) Final inspection by the Building Inspection Division are required before the structure can be used/occupied/connected to services.
- 4) Electrical and plumbing services can be connected to an approved and permitted structure based on the intended use. Additional permits (plumbing and/or electrical) would be required in those cases where required or requested.
- 5) In no case should a temporary structure be placed, or allowed to be placed, within any setbacks or easements of any kind.

For any additional information contact the Building Inspection Bureau at 843.553.8350 ex1407