

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 Certificate of Completion before it can be occupied. This can include ADA compliance (if required) as well as general site installation. Upon completion of the final inspection, the builder will be issued a Certificate of Completion for the term of 180 days. 180 days is the time limit for all Permits, Certificate of Completion or COs issued by the City. If more time is needed, a Permit/ Certificate of Completion 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 is 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

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