

Oconee County Building Codes

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Minimum Standards for Building Plans All Commercial Plans excluding Single Family Dwellings

Two sets of professional quality plans shall be submitted to the Building Codes Department and should be of sufficient nature to clearly describe the project with appropriate emphasis on the following:

- Structural Integrity
- Life Safety
- Barrier-free accessibility
- Building codes compliance
- Scope of work.

Oconee County uses the 2006 International Building, Plumbing, Mechanical, Fuel Gas, Energy Conservation, and Fire Codes, and the 2005 National Electrical Code as mandated by the South Carolina Building Code Council. Dimensions from ICC/ANSI A117.1-2003 determine handicapped accessibility.

Plan review fee shall be submitted prior to the review process. See Building Codes Permitting staff for calculation of plan review fees.

Initial plan review will normally be completed in a maximum of 15 working days. Incomplete plans or insufficient detail will cause delays. Resubmissions will be done after all stipulations have been addressed.

Architects and professional engineers are required to design, sign, and seal drawings, specifications and accompanying data for the following buildings and structures per Sections 40-3-290 (architecture law) and 40-22-280 (engineering law) of the Code of Laws of South Carolina:

- All Group A, E, H and I occupancies.
- Buildings and structures three or more stories in height.
- Buildings and structures 5,000 square feet or more in area.
- Any other building the Building Official may determine.
- SC General Contractors may submit drawings for other structures so long as they comply with the following standards as scope dictates.

The type and number of drawings will depend greatly upon the size, nature and complexity of the project and the method of project delivery. The following is the recommended standard for most building projects. Additions and renovations, and some other project types may not require all of the following components for plan submittal and review for permit.

Code Analysis/Code Footprint: reference www.llr.state.sc.us/POL/Architects/footprint.pdf

1. Project Identification
2. Project address and location map
3. Listing of Design professionals
4. The Prime professional. The design professional that is responsible for project coordination. All communications will be directed through this individual.
5. Design Criteria List
 - a. Occupancy group(s)
 - b. Type(s) of construction
 - c. Square footage/Allowable area (area modification calculations, if applicable)
 - d. Height and number of stories (height modification calculations, if applicable)
 - e. Fire sprinkler requirements (if applicable)
 - f. Occupant load
 - g. Capacity of means of egress
 - h. Construction documents listed in IBC Section 1603

Reference: www.llr.state.sc.us/POL/Architects/footprint.pdf

Site Plan: Show proposed new structure and any existing buildings or structures, property lines with dimensions, streets, easements and setbacks. Show existing utilities on the site and utility points of connection. Identify location of proposed or existing fire hydrants, fire access lanes. All proposed fire hydrants must be installed and accepted by the framing and rough-in inspection. Show required parking (to include handicapped accessible parking), handicapped accessible route(s) of entry, and placement of site lighting, proposed signage, drainage and grading information (with reference to finish floor and adjacent streets). Show elevation changes with contour lines and provide contour interval in the site plan legend. Indicate northern orientation.

Floor Plan: Show all floor levels including basement, mezzanines, and useable attic space. Indicate rooms with their primary use, overall dimensions, occupant loads, and. Show doors and windows. Provide door, door hardware and window schedules. The fire resistance rating of shaft enclosures, walls, partitions, occupancy separations, opening protectives, and exterior walls should be shown with UL or GA design numbers. Show details and dimensions of handicapped accessibility features.

Foundation Plan: Indicate size, locations, and thickness of foundations and footings. Provide specified compressive strength of concrete. Provide specified strength and grade(s) for reinforcement, placement requirements for reinforcement, and detailing requirements for reinforcement (splices, anchorage, mechanical connections, etc). Show location of construction, control, and isolation joints. Show imbedded anchoring such as anchor bolts, hold-downs, seismic straps and column base plates. Provide geotechnical criteria and assumptions used for foundation design. Provide the method for diverting water away from the foundation must be shown on the plans.

Structural Plans: Provide live load and other load data used in the structural design. Provide size and location of structural elements, method of attachment, and material specifications. Provide specified strength and grade(s) for vertical reinforcement, placement requirements for vertical reinforcement, and detailing requirements for vertical reinforcement (splices, anchorage, mechanical connections, etc). Provide framing plan for the roof structure. Provide method for support of openings.

Building Sections and Wall Sections: Show dimensions of all relevant heights. Identify construction materials, non-rated and fire rated assemblies and fire rated penetrations. Provide UL or GA design numbers for fire rated partitions, firewalls, floor/ceiling assemblies and ceiling/roof assemblies. Provide UL system number for penetrations in rated assemblies. Provide the UL fire resistant joint system numbers.

Exterior Elevations: Show all pertinent views including roof plan. Indicate vertical dimensions and heights. Show dimensions of openings. Roof plan must show the location of exhaust terminations, sanitary sewer vent outlets, and intakes.

Plumbing System: Determine required number and location of fixtures. Provide a water distribution diagram and sanitary sewer isometric on large or multi-story projects. Provide specifications for fixtures, piping, shutoff valves, slopes, materials and sizes. Provide specifications and location of water heaters and connection to gas piping (if applicable). Provide specifications and installation details for backflow device(s). Provide specifications and installation details for traps and interceptors.

Electrical System: Provide an electrical riser diagram. Provide conductor type, wire insulation type and wire gauge. Provide conduit type(s), size(s), and conditions for use. Show branch and feeder circuiting. Show service means of disconnection, grounding electrode system details and specifications, equipment means of disconnection and grounding details and specifications. Provide electrical panel specifications, ratings, and schedules, single line diagrams, and electrical fixture schedules. 400 amp. Or greater service requires sealed drawings.

HVAC System: Indicate duct layout, unit sizing (Btu's), and compressor tonnage. Indicate all rated walls and show all necessary fire dampers. Duct detectors must be indicated and labeled (If system is 2,000 cfm, 5 tons, or serves an area used for egress. Information on hood systems is required in all commercial buildings with cooking devices (This includes restaurants, churches, fire stations, day care occupancies, etc.). Include sections and details on all hood installations.

Gas Systems: Show pipe size(s) and all outlets. Provide the type(s) of material and method of support and bracing for gas piping. Show location(s) and provide specifications for gas shutoff valves. Provide gas equipment specifications to include input and output Btu and required installation clearances. Provide confined/unconfined space calculations and combustion air requirements. Provide types, sizes, and clearances for draft hoods, vents, and vent connectors.

Sealed Drawings: Must be in compliance with South Carolina Architectural/Engineering Registration Law. Sealing or stamping work outside expertise is not permitted. Drawings must have original Architects "wet" or embossed seals that are signed. Firm as well as Architect/Engineer's seals shall be affixed to drawings. All drawings must have completed code analysis as part of the sealed drawings. Architects will indicate they will be retained for construction administration in accordance with South Carolina Architecture Board Regulation 11-12. This department will not accept plans that are stamped or otherwise noted as "Not For Construction". Plans presented with such identification will be deemed prima-facie evidence of a false application. We will be more than happy to work with Architects, Engineers, and Contractors to answer questions and resolve issues before plans are presented for review.

Special Inspections: Chapter 17 of the IBC now is applied to all plans requiring a design professional. Please reference the "Special Inspections Procedures" Form.

Addenda and Changes: It is the responsibility of the prime professional to provide notification of changes throughout the project. **Significant changes may require additional permit and plan review fees.** For clarity, all revisions should be appropriately identified. This will allow us to quickly identify changes and expedite the plan review process.

Pre-Engineered Buildings and Structural Components: Signed and sealed plans from the manufacturer/fabricator shall be submitted with projects that use pre-engineered buildings and structural components. Design information provided should include data required in IBC Section 1603.

Fire sprinkler specification sheets are required to be submitted prior to the issuance of permits per Section 23-45-145 of the Code of Laws of South Carolina. State Fire Marshall approval is required prior to final inspection. Provide a MSDS list of the hazardous materials, with hazard classifications noted, that will be stored or used in the building. Building Codes will coordinate plan review with the County Fire Marshal.

Legal information about the South Carolina State statutes pertaining to the submission plans should be addressed to the following agencies:

- Board of Architectural Examiners
P.O. Box 11419
Columbia, SC 29211-1419
Telephone: (803) 896-4408
Fax: (803) 896-4410
www.llr.state.sc.us/POL/Architects/
- Board of Registration for Professional Engineers and Land Surveyors
P.O. Box 11597
Columbia, SC 29211-1597
Telephone: (803) 896-4422
Fax: (803) 896-4427
www.llr.state.sc.us/POL/Engineers/
- Contractors Licensing Board
P.O. Box
Columbia, SC 29211-
Telephone: (803) 896-4686
Fax: (803) 896-4701
www.llr.state.sc.us/POL/Contractors/

Information about requirements for the submission of plans for fire protection sprinkler systems should be addressed to:

- State Fire Marshall
Division of Fire and Life Safety
141 Monticello Trail
Columbia, SC 29203
Telephone: (803) 896-9800
Fax: (803)896-9806
www.llr.state.sc.us/firemarshal.asp

Primary points of contact:

- Permits, permit fees, and plan review fees: Building Codes Permit Staff
- Plan review, code, and technical information: Building Codes Inspection Staff
- Site approval information for cell towers: (638-4218) Planning Department
- Oconee County Fire Chief: (638-4220) Ronald Butts
- Economic Development Commission: 638-4210
- Sewer information: Oconee County Sewer Commission 972-3900
- Septic Tank information: DHEC 638-4185
- Duke Power: 882-7276
- Blue Ridge Electric Cooperative: 1-800-240-3400
- Seneca Light and Water (864) 885-2723,
- Fort Hill Natural Gas: 882-8126
- City of Westminster: 647-3216
- Town of Salem: 944-2819
- Palmetto Utility Protection Service (PUPS) 1-888-721-7877 Please give PUPS 72 hours notice.
- Pioneer Rural Water: 972-3082