

Oconee County Building Codes

415 South Pine Street Walhalla, South Carolina 29691

Phone: 864-718-1005

Fax: 864-638-4168

www.oconeesc.com



The following items are EXEMPT from Building Permits:

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures provided the floor area does not exceed 400 square feet and has no electrical, plumbing, or HVAC.
2. Fences not over 8 feet (1829 mm) high.
3. Retaining walls that are not over 8 feet (1219 mm) in height.
4. Sidewalks/driveways not more than 30 inches above adjacent grade and not over any basement or story below.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Prefabricated swimming pools that are less than 52 inches deep.
7. Decks less than 400 square feet and less than 30 inches above the ground.
8. Signs not over 75 square feet.

Electrical:

1. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment.
2. Equipment under the ownership of public service agencies.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical/Plumbing

1. Portable cooling unit, or heating, ventilation appliances.
2. The stopping of leaks or clearing of stoppages in drains, water, soil, waste or vent pipe.

Repairs:

Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor addition to, alteration of, replacement or relocation of any, water supply, sewer, drainage, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

Emergency Repairs:

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working day to the building official.