

**BUILDING PERMIT
FOR
THE TOWN OF EDISTO BEACH, SC**

DATE _____

PERMIT NUMBER _____

BUILDING ADDRESS _____ LOT _____ BLOCK _____

NAME AND ADDRESS OF OWNER _____

Nature of work: _____

Tax District Number _____

Zoning District _____

Type of Building _____

Flood Zone _____

Total Sq Ft. _____ Cost of Construction _____ Estimated Month of Completion _____

FEES

BUILDING FEE

Total Fees _____

General Contractor _____

Contractor Phone _____

Town License Number _____

Cell _____

Phone _____

Type of Foundation: _____

Water Supply: _____

Type of Construction: _____

Sewer: _____

Type of Roof: _____

No of Bedrooms: _____

No. of Stories: _____

Type of Heat: _____

No of Rooms: _____

Type of Fuel: _____

No of Baths: _____

NOTICE:

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of twelve (12) months at any time after work is commenced. I hereby certify that I have read and examined this application front and back and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local laws regulating construction or the performance of construction. The owner/contractor has acknowledged receipt of copy.

Signature of Contractor or Agent _____ Date _____

Signature of Owner (if not owner/builder) _____ Date _____

Signature of Building Official _____ Date _____

Date _____

Signature of Zoning Administrator _____ Date _____

Signature of Utility Director _____ Date _____

Permit Granted _____

Date _____

Permit Denied _____

Date _____

REGULATIONS:

All general contractors, residential home builders, architects, professional engineers and land surveyors must currently be licensed by the State of South Carolina. The above plus all sub-contractor's must hold a current Town Business License. All general contractors and specialty contractors must purchase a building permit for each job performed.

Owner/builders must be on the job site while construction is in progress. Owner/builders may not sell their new structure for a period of two (2) years after the structure has been completed.

The minimum yard setbacks applicable to particular lots are to be measured from the lot boundary to the closest part of the structure whether this be eaves, decks, steps, etc

Dependent upon flood level, the first floor elevation or lowest horizontal structural member of all new buildings or substantial improvements constructed in the Town of Edisto Beach shall be no lower than one (1) foot above the 100 year base flood elevations as established by the applicable Flood Insurance Rate Map (FIRM).

RE-INSPECTIONS: The Building Official is authorized and directed to make periodic inspections of improvements within the Town which may be subject to Permit Fees. Whenever necessary to make an inspection to enforce any provision of this ordinance, the Building Official may enter buildings of premises as outlined in the Building Codes adopted by the Town. In the event that the Building Official discovers changes in the nature or scope of the work made subsequent to any final inspection, or without obtaining a building permit, and which constitute a violation of the Codes, the Building Official shall have all of the enforcement authority given by the codes and ordinances of the Town, and in addition, the authority to revoke the certificate of occupancy. If the said changes or construction were performed by a contractor authorized to do business within the Town of Edisto Beach or by a subcontractor, the Building Official shall give notice of such fact to the Administrator/Clerk to Council and the Administrator/Clerk to Council shall forthwith suspend the business license of the contractor or subcontractor for thirty (30) days for the first offense, ninety (90) days for a second offense and one (1) year for a third and subsequent offense. If the said changes or construction were performed by the owner, penalties outlined in the Town's Ordinances and adopted codes shall apply.

Any violation of the Town's Building or Zoning Regulations shall be deemed to be a misdemeanor punishable by service of thirty (30) days in jail or payment of a fine of \$500.00 or both.

REQUIRED INSPECTIONS: The Building Official, upon notification from the permit holder or his agent, shall make the following inspections of buildings and such other inspections as may be necessary, and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent of any violations of this Chapter:

- a) **Stake Inspection.** To insure compliance with Zoning setbacks by measuring and recording footage to each property line and street from each stake before construction begins. Stakes are to be placed on the outside perimeter of pilings by the owner or designated agent. The Stake inspection shall be required for any construction that would change dimensions of a building.
- b) **Foundation Inspection.** To insure compliance with Building Codes, Flood Ordinance and Zoning Ordinance setback. regulation. To be made after footings are excavated.
- c) **Framing Inspection.** To insure compliance with Building Codes, Flood Damage Prevention: Ordinance elevation regulations. To be made after the roof, all framing, fireblocking and bracing is in place. A Certificate of Elevation will be required.
- d) **Rough-in Electrical and Plumbing.** To insure compliance with Building Code, National Electrical Code and National Plumbing Code. To be made before insulation or wall covering is installed.
- e) **Final Inspection.** To insure compliance with all Codes and ordinances. To be made after the building is completed and ready for occupancy. Approval shall not be given until the following conditions have been met;
 - 1) Septic System Approved Permit
 - 2) Final Certificate of Elevation
 - 3) All fees have been paid
 - 4) Trash, building materials, etc., have been removed from site.

WRITTEN APPROVAL. Work shall not be done to any part of a building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. Such written approval shall be given only after an inspection has been made of each successive step in the construction as indicated by each of the foregoing inspections.