

**TOWN OF EDISTO BEACH BUILDING PERMIT APPLICATION  
REQUIREMENTS  
Building Department 843-869-2505**

- \_\_\_ Two (2) sets of engineered and or architectural drawings with required state seal, as required by SC code section 40-3-320 pertaining to architects and or section 40-22-270 (8) pertaining to engineers (including electrical, mechanical, and plumbing in addition to window and door schedule) minimum size 24” by 36”
  
- \_\_\_ Scope of Work form
  
- \_\_\_ Two (2) hard copy site plans, minimum size 24” by 36” and one (1) digital. The state seal is required.
  
- \_\_\_ SC DHEC septic permit or sewer letter from utilities department
  
- \_\_\_ Water service taps receipt
  
- \_\_\_ Tree Survey
  
- \_\_\_ Property Owner Letter of Authorization
  
- \_\_\_ Completed subcontractors list
  
- \_\_\_ Pre-Construction elevation certificate, under construction EC at horizontal construction
  
- \_\_\_ Completed Manual J form and Manual D with duct layout
  
- \_\_\_ Completed energy form, RES check
  
- \_\_\_ Non-Conversion Affidavit, which must be recorded with register of Deeds

**For Building in a “V” zone also include**

- \_\_\_ V zone design certificate separate from plans
  
- \_\_\_ V zone breakaway wall certificate separate from plans
  
- \_\_\_ Beachfront OCRM permit

<https://www.scdhec.gov/environment/WaterQuality/CoastalPermits/BeachfrontPermitting/>