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 paper size 24” by 36”

____ Two (2) hard copy site plans, minimum paper size 24” by 36”. The state seal is required. (Tree survey
    can be included.)

____ Tree Survey with foot-print of building (can be included in site plan)

____ SC DHEC septic permit or sewer letter from utilities department

____ Water service taps receipt

____ Scope of Work form

____ Property Owner Letter of Authorization or if applicable, Owner Builder Affidavit, which must be
    recorded with Register of Deeds

____ Non-Conversion Affidavit, which must be recorded with Register of Deeds

____ Completed subcontractors list

____ Pre-Construction elevation certificate; An Under-Construction Elevation Certificate will be
    required before any rough-in inspection may be requested.

____ Completed Manual J form and Manual D with duct layout

____ Completed energy form, RES check

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/

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