

Town of Edisto Beach



Building Department

Building@townofedistobeach.com

843-869-2505

Updated 3.2025

2414 Murray Street

Edisto Beach, SC 29438

Residential Swimming Pool Permit Application Requirements

- Two (2) sets of drawings. Drawing must include “bird’s eye” and side elevations showing raised features (if any), ground elevations, pool, pool depth, pool wall thickness, any proposed deck, coping, concrete or paved surroundings. Drawings must be sealed by a SC registered structural engineer if pool is located within a V-Zone, sealed V-Zone design Certificates are also required. Minimum paper size: 11”x17” for drawing, 8.5”x11” for V-Zone Design Certificates.
- Two (2) hard copy Site Plans. Site Plans shall include, at minimum, all existing structures, with dimensions of structures, setbacks, driveways (including driveway material), total square footage of lot, existing impermeable surfaces including structures, delineated flood elevation(s), proposed pool with dimensions to outside edges of coping, proposed concrete or paved surroundings, proposed permeable surfaces with square footage, proposed location of pool equipment including heater, if applicable. Minimum paper size: 24”x36”.
- Tree Survey, may be included in site plan.
- SCDES (formerly SCDHEC) Septic Tank Permit with installation location shown or the septic tank and drain field included on the site plan, unless proof of sewer tie-in.
- Property Owner Letter of Authorization or a signed contract between the Pool installer and Property Owner(s) or if applicable, an Owner/Builder Affidavit, which must be recorded with the Register of Deeds, Colleton County.
- Pool Fencing Affidavit, with temporary (during construction only) or permanent barrier installed meeting the 2021 ISP&SC Section 305, Barrier Requirements. An inspection will be required before the permit is released for construction.

The site plan must be prepared by a SC registered land surveyor with the title block including language the site plan is intended for proposed pool construction. All specified areas shall include square footage calculations. Site plans must include a raised seal.

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SPECIAL NOTICE Pool installers are required to be licensed with the SCLLR as a Commercial Contractor, with Specialty Swimming Pools as a sub-class or as Residential Home Builder. If the SCLLR license holder is not applying for the permit, a Contractor Letter of Authorization will be required for each permit.

Proposed locations of pools within or near the SCDES-Base Line setback, or Critical line may require additional permitting or approval from SCDES.

All Town, State and Federal building, permitting, zoning and any additional requirements shall be followed as applicable.

All documents above must be provided at time of permit application, by the applicant. Any incomplete or missing documents will result in the application being returned for submittal once all required documents have been provided. All permits must be applied for in-person. Plan review is required for all pool permits. Construction may not begin without an approved permit. Electrical permits are separate permits and not issued as part of a pool permit and are required before bonding inspections may be requested. Emailed applications or documents are not accepted.

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Property Owner Letter of Authorization

Date: _____

I, _____ authorize _____
Print-Property Owner Person Obtaining Permit

to obtain a building permit in my name **(and for which I will be responsible)** from Town of Edisto Beach Building Department for:

Type of Work

for the property located at:

_____ will be responsible for the work listed.
Contractor Name

I will be responsible for compliance with the permit.

Property Owner Signature

Date

Telephone Number

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POOL FENCING AFFIDAVIT

Permit Number: _____

I hereby certify that I have read and examined the 2021 International Swimming Pool and Spa Code (ISPSC)

I _____ acknowledge and am fully aware of the fencing requirements contained in the 2021 International Swimming Pool and Spa Code, specifically Chapter 3, Section 305, Barrier Requirements for property located at _____. I also understand that I need to comply with the barrier requirements in Chapter 3, Section 305 before any water is added to any pool.

Pool fence must be installed and passed inspection prior to permit being released for construction to commence.

Signature of Owner, Contractor or Authorized Agent

Date

Phone Number: _____

Cell Number: _____

Email Address: _____

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V-ZONE DESIGN CERTIFICATE

PRE-CONSTRUCTION _____

AS-BUILT _____

Name of Property Owner _____ Permit Number _____

Building Address _____ TMS # _____

City _____ State _____ Zip Code _____

Flood Insurance Rate Map (FIRM) Information

Community Number _____ Panel Number _____ Suffix _____

Date of FIRM Index _____

Elevation Information

1. Base Flood Elevation (BFE) _____ feet (NGVD)
2. Bottom of Lowest Horizontal Structural Member _____ feet (NGVD)
3. Elevation of Lowest Adjacent Grade _____ feet (NGVD)
4. Approximate Depth of Anticipated Scour/Erosion used for Foundation Design _____ feet.
5. Embedment Depth of Pilings/Columns/Footing Below Lowest Adjacent Grade _____ feet.
6. Datum Used: NGVD 29 _____ NAVD 88 _____ Other _____

V-Zone Certification Statement

NOTE: Certificate must be signed and sealed by a registered professional engineer or architect. A signed/sealed copy of this statement must also appear on the approved construction plans.

I certify that I have developed or reviewed the structural design, plans and specifications for construction. The design and methods of construction to be used are in accordance with accepted standards of practice for meeting the following provisions:

- The bottom of the lowest horizontal structural member of the lowest floor (excluding piles and columns) is elevated to or above the BFE; and
- The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the combined effects of wind and water loads acting simultaneously on all building components. Water loading values used are those associated with the base flood. Wind loading values used are those required by the applicable state or local building code. The potential for scour and erosion at the foundation has been anticipated for conditions associated with the base flood, including wave action.

For "As Built" certifications, I am certifying that the construction has been done in accordance with the design parameters indicated above.

Certification

Certifier's Name _____ Title _____

Company Name _____ Registration Number _____

Street Address _____

City _____ State _____ Zip Code _____ Telephone Number _____

Signature _____ Date _____

SEAL: