

# Town of Edisto Beach



Building Department

[Building@townofedistobeach.com](mailto:Building@townofedistobeach.com)

843-869-2505

Updated 2.2024

2414 Murray Street

Edisto Beach, SC 29438

**Notice:** A Site Development form is required before a lot may be cleared, grubbed, or any fill added at any stage or pre-stage of construction. Additional documentation may be required and will be noted on the Site Development form before a permit may be issued.

## Checklist for a Building Permit Application - All Residential Structures

\_\_\_\_\_ Two (2) sets of engineered and/or architectural drawing with required state seal, as required by SC code section 40-3-230 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"x36"

\_\_\_\_\_ Two (2) hard copy site plans, with required state seal. Minimum paper size: 24"x36". A tree survey may be included on this site plan.

\_\_\_\_\_ SCDOT Encroachment Permit or a Town of Edisto Beach Encroachment Permit, if applicable

\_\_\_\_\_ Tree survey with foot-print of the proposed building.

\_\_\_\_\_ SCDHEC Permit to Construction septic system, entire packet as issued by DHEC. Or a paid sewer tap receipt issued from the Utilities Department.

\_\_\_\_\_ Water service tap receipt

\_\_\_\_\_ Scope of Work form

\_\_\_\_\_ Non-Conversion Agreement, which must be recorded with the Register of Deeds, Colleton County.

\_\_\_\_\_ Property Owner Letter of Authorization or a signed contract between the Builder and Property Owner (s) or if applicable, and Owner/Builder Affidavit, which must be recorded with the Register of Deeds, Colleton County.

\_\_\_\_\_ Completed subcontractor list

\_\_\_\_\_ Pre-Construction Elevation Certificate; **NOTE:** an Under Construction EC will be required before Rough-in inspections may be requested. ECs must be signed and sealed by a SC registered surveyor.

\_\_\_\_\_ Completed Manual J form including Manual D with duct layout

\_\_\_\_\_ Completed energy for, RES check

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**Partial or Whole Structures located Seaward of the LiMWA must also include:  
See line B13 of the Elevation Certificate**

\_\_\_\_\_ Pre-Construction V-Zone Design Certificate

\_\_\_\_\_ Pre-Construction V-Zone Breakaway Wall Certificate

**Partial or Whole Structures located in a "V" zone must also include:  
See line B8 of the Elevation Certificate**

\_\_\_\_\_ Pre-Construction V-Zone Design Certificate

\_\_\_\_\_ Pre-Construction Breakaway Wall Certificate

\_\_\_\_\_ Beachfront ORCM Permit, for questions see link below

<https://scdhec.gov/environment/your-water-coast/ocean-coastal-resource-management/beachfront-permitting>