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JASPER COUNTY COUNCIL
SPECIAL CALLED

VIRTUAL MEETING

Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936

Friday, April 21, 2023
Agenda

9:00AM

Call to Order by Chairman Sauls

Clerk's Report of Compliance with the Freedom of Information Act.

In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification

Pledge to the Flag

Invocation

Approval of Agenda

Ordinances:

A: David Tedder –Discussion and consideration of the **1st reading** of an ordinance to amend Chapter 6 of the County Code of Ordinances (Buildings and Building Regulations) to Update References, Fees and Matters Related Thereto (*Matter tabled on 04.03.2023 until a workshop*)

B. Andrew Fulghum – Discussion and consideration of the **1st reading** of an ordinance to amend the Jasper Ocean Terminal Multi County Industrial / Business Park MCIP Agreement.

Adjourn:

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE O-2023-____

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To amend Chapter 6 of the County Code of Ordinances (Buildings and Building Regulations) to Update References, Fees and Matters Related Thereto.

WHEREAS, Jasper County Council recognizes the need to adopt technical building codes, building permit fees, demolition rates, and house/building moving rates for regulation of construction within the unincorporated boundaries of the County that are consistent with regulations as passed and amended by the State of South Carolina; and

WHEREAS, Jasper County Council recognizes the public health, safety and welfare will be served by updating certain codes heretofore adopted by Council; and

WHEREAS, County Council, upon review and recommendation of its administrative staff has determined that these and related matters should be updated to include more recent references, clarified procedures and updated fee schedules;

NOW THEREFORE BE IT ORDAINED by the Jasper County Council in council duly assembled and by the authority of the same:

Section 1. The Jasper County Code of Ordinances, Chapter 6, Article II, **TECHNICAL CODES**, is amended by:

- a) Amending Division 2, **Codes Adopted** , by deleting the current Section 6-51 (b) and inserting new Section 6-51(b) as set forth in the attached Exhibit “A”, and correcting subsection 6-51(d) by changing the name of the

department referenced to the “Jasper County Building Services Department”, rather than “Jasper County Development Services Department”;

- b) Amending Division 3, **Permits, Inspections and Fees**, Section 6-61 by deleting the second and third sentences of Section 6-61, so that the first paragraph shall read “Construction documents and civil documents shall accompany all permit applications and shall contain all information required by the relevant code(s) and ordinances.”
- c) Amending Section 6-73, **Inspection only fees**, by changing the inspection fee to \$50.00;
- d) Amending Section 6-74, **Reinspection fees**, by changing the re-inspection fees to \$50.00 for the First re-inspection fee; to \$100.00 for the Second re-inspection fee for the same violation; to \$150.00 for the Third re-inspection fee for the same violation; and for each subsequent re-inspection thereafter for the same violation, the fee shall continue to increase in \$50.00 increments.
- e) Amending Section 6-79, **Plans review fees**, subsection (2), by changing the fee to \$125.00.
- f) Amending Section 6-81 **Moving permits**, by changing the fee to \$150.00 and deleting the last sentence in the first paragraph.
- g) Amending Section 6-82, **Demolition Permits**, to read as follows:

For the demolition of any residential structure, the fee shall be \$100.00
For the demolition of any commercial or multi-family structure, the fee shall be \$200.00

All permit holders are responsible for obtaining proper approval(s) from DHEC/state agencies regarding the demolition and disposal of demolished building or structure.
- h) Amending Section 6-85, **Building permit fees**, by deleting the existing fee schedule and substituting the new fee schedule attached as Exhibit “B”.
- i) Amending Section 6-93, **Construction trailers and shipping containers**, by changing the fee to \$100.
- j) Adding a new Section 6-96, **Manufactured Housing fee**, reading as follows:

The fee for a manufactured housing permit shall be \$200.00. This fee is in addition to zoning permit fees.

k) Amending Section 6-98, **Temporary use permits and fees**, by changing the fee to \$150.

Section 2. Delete Article III, **Manufactured/Mobile Home**

Provisions, Sections 6-131 through 6-133, as these provisions can be found in Article 12:9 of Appendix A (Zoning Ordinance) of the Jasper County Code of Ordinances

Section 3. Severability.

If any section, clause, paragraph, sentence or phrase of this ordinance shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence or phrase is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence or phrase shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the County Council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.

Section 3. This Ordinance shall take effect upon approval by Council.

SIGNATURES AND ATTESTATION BEGIN ON FOLLOWING PAGE

L. Martin Sauls IV
Chairman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: O-2023-___

First Reading: April 3, 2023

Second Reading: _____

Public Hearing: _____

Adopted: _____

Reviewed for form and draftsmanship by the Jasper County Attorney.

April 14

David Tedder

Date

April 14

Exhibit A
Section 6-51(b)

(b) The regulations of the following standards codes recommended and published in book form and hereby adopted as the regulations governing the construction of buildings and other structures in the county with effective dates established by the South Carolina Building Code Council; and it shall be unlawful to erect or construct any building or structure in the county in violation of, or without complying with, these regulations:

(1) National Electrical Code, 2020 Edition with South Carolina Building Code modifications.

(2) International Building Code, 2021 Edition published by the International Code Council, Inc., with South Carolina Building Code modifications and Appendix H; provided however, that Section 105.2(9) is to include “Prefab pools that are 4 foot or greater in height.”

(3) International Plumbing Code, 2021 Edition published by the International Code Council, Inc. with South Carolina Building Code modifications.

(4) International Mechanical Code, 2021, Edition published by the International Code Council, Inc. with South Carolina Building Code modifications.

(5) International Fire Code, 2021 Edition with South Carolina Building Code modifications.

(6) International Fuel Gas Code, 2021 Edition published by the International Code Council, Inc. with South Carolina Building Code modifications.

(7) International Residential Code, 2021 Edition published by the International Code Council, Inc. with South Carolina Building Code modifications and Appendix; provided however, that Section 105.2(7) is to include “Prefab pools that are 4 foot or greater in height.”

(8) International Energy Conservation Code, 2009 Edition with South Carolina Building Code modifications.

(9) International Property Maintenance Code, 2021 Edition.

(10) ICC/ANSI A11 7.1 Accessible and Usable Buildings and Facilities Code, 2017 Edition with South Carolina Building Code modifications, and

(11) International Existing Building Code, 2021 Edition.

(12) International Swimming Pool and Spa Code, 2018 Edition.

Exhibit B
Fee Schedule

Total Valuation	Residential Building Permit Fee
\$0 - \$2,000.00*	\$69.00
\$2,001.00 - \$40,000.00	\$69.00 for the first \$2,000.00, plus \$11.00 for each \$1,000.00 or fraction thereof, to and including \$40,000.00
\$40,001.00 - \$100,000.00	\$487.00 for the first \$40,000.00, plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 - \$500,000.00	\$1,027.00 for the first \$100,000.00, plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 - 1,000,000.00	\$3,827.00 for the first \$500,000.00, plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 - \$5,000,000.00	\$7,327.00 for the first \$1,000,000.00, plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and over	\$20,327.00 for the first \$5,000,000.00, plus \$1.00 for each additional \$1,000.00 or fraction thereof
Commercial Building Permit Fees shall be 150% of the Residential Rate	

Sec. 6-51. Technical codes adopted by reference.

- (a) The following codes promulgated by the International Code Council, as adopted and amended by the state's department of labor, licensing, and regulation, which must be mandatorily adopted by the county, shall constitute and become an ordinance of the county, and are hereby adopted as fully as though set out at length herein, excluding the appendices and including Chapter One, except as further provided herein. Provided, however, that the provisions of the codes which concern the qualification, removal, dismissal, duties, and responsibilities of all building officials, deputy building officials, chief inspectors, and other inspectors and assistants are not adopted herein.

- (b) The regulations of the following standards codes recommended and published in book form and hereby adopted as the regulations governing the construction of buildings and other structures in the county with effective dates established by the South Carolina Building Code Council; and it shall be unlawful to erect or construct any building or structure in the county in violation of, or without complying with, these regulations:**

(c)

(1) National Electrical Code, 2020 Edition with South Carolina Building Code modifications.

(2) International Building Code, 2021 Edition published by the International Code Council, Inc., with South Carolina Building Code modifications and Appendix H; provided however, that Section 105.2(9) is to include "Prefab pools that are 4 foot or greater in height."

(3) International Plumbing Code, 2021 Edition published by the International Code Council, Inc. with South Carolina Building Code modifications.

(4) International Mechanical Code, 2021, Edition published by the International Code Council, Inc. with South Carolina Building Code modifications.

(5) International Fire Code, 2021 Edition with South Carolina Building Code modifications.

(6) International Fuel Gas Code, 2021 Edition published by the International Code Council, Inc. with South Carolina Building Code modifications.

(7) International Residential Code, 2021 Edition published by the International Code Council, Inc. with South Carolina Building Code modifications and Appendix; provided however, that Section 105.2(7) is to include "Prefab pools that are 4 foot or greater in height."

(8) International Energy Conservation Code, 2009 Edition with South Carolina Building Code modifications.

(9) International Property Maintenance Code, 2021 Edition.

(10) ICC/ANSI A11 7.1 Accessible and Usable Buildings and Facilities Code, 2017 Edition with South Carolina Building Code modifications.

(11) International Existing Building Code, 2021 Edition.

(12) International Swimming Pool and Spa Code, 2018 Edition.

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- (b) ~~The latest edition of the below listed building codes shall continue in force until new or revised or successor building codes are subsequently made available for each, respectively, by the publisher and adopted by the South Carolina Building Codes Council. Once new or revised or successor building codes for each, respectively, are published and adopted by the South Carolina Building Code Council, such building codes shall be immediately adopted as part of the County Code, but shall be implemented and enforced one year from the date of adoption by the South Carolina Building Code Council.~~

2015 Editions:

~~International Building Code, including Chapter One, except Section 105.2(9) to read: Prefab pools that are 4' or greater in height.~~

~~International Residential Code, including Chapter One, except Section 105.2(7) to read: Prefab pools that are 4' or greater in height.~~

~~International Mechanical Code, including Chapter One~~

~~International Plumbing Code, including Chapter One~~

~~International Fire Code, including Chapter One~~

~~International Fuel Gas Code, including Chapter One~~

~~International Property Maintenance Code~~

~~International Swimming Pool and Spa Code~~

2009 Edition:

~~International Energy Conservation Code, including Chapter One~~

2014 Edition:

~~National Electric Code~~

- (c) The standards contained in the above building codes shall be controlling in the use, maintenance, and occupancy of all structures located within the unincorporated areas of the county.
- (d) The Jasper County ~~Building Development~~ Services Department shall have the authority to review and enforce the standards contained in the building codes. The department shall also review and enforce those references to the building codes as contained in the Fire Code pertaining to plan review and new construction. The county fire chief and/or his designee shall have continued authority to review and enforce all other maintenance and compliance items contained in the Fire Code.
- (e) Height limit for weeds - For purposes of Section 302.4 of the International Property Maintenance Code regarding maintenance of weeds, all premises and exterior property shall be maintained free from weeds or plant growth, as described therein, in excess of 12 inches in height. This limitation on weed height shall only apply to tracts of land with a total area of less than ten acres

(Ord. No. 2017-18, § 1, 9-5-17)

DIVISION 3. PERMITS, INSPECTIONS AND FEES

Sec. 6-61. Accompanying documents.

Construction documents and civil documents shall accompany all permit applications and shall contain all information required by the relevant code(s) and ordinances. ~~Construction and civil documents shall be prepared by an architect or engineer properly licensed by the State of South Carolina, with the exception of the following residential construction:~~

- ~~(1) Attached one-story structures with less than a 7/12 roof pitch;~~
- ~~(2) Open porch or deck additions with or without roofs with less than a 7/12 roof pitch;~~
- ~~(3) Detached accessory structures that are only one story in height, nonhabitable, with less than a 7/12 roof pitch.~~

~~The above items, (1), (2) and (3) shall be accompanied with construction and site drawings per prescriptive methods of required codes and ordinance requirements.~~

A copy(s) of the recorded plat, DHEC construction permit or water and sanitation approval letters, FEMA elevation certificates, if applicable, and other documents as requested by engineering, planning and zoning, building and codes and permitting as stated on the applicable application(s).

A certificate of occupancy will not be issued until the permitting department receives the water and sewer tap receipts and/or final DHEC approval for septic, all applicable FEMA elevation certificates, and verification that all fees have been paid.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-62. No electrical connection without building permit.

It shall be unlawful for any public utility company or rural electric cooperative to make a new connection of electrical energy to a building or mobile or manufactured home requiring a permit under this article, until such permit is acquired for the construction or improvement of the building or for the occupancy of a mobile or manufactured home; or in the instance of a re-connection to an existing service location, panel and meter, a release for power suppliers to re-connect confirming there has been only a visual inspection by Jasper County of the exterior panel and meter with an acknowledgment of such by the applicant/property owner is obtained from the building codes department. Any company or cooperative receiving a request for a connection where the owner does not have a permit will report such request to the building official. No company or cooperative shall be required to determine the cost or value of the building being constructed or improved.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-63. Addressing.

All buildings shall have permanent affixed numbers and must comply with the requirements of the streets, roads and other public property ordinance(s). See also sections 25-128 through 25-134 of the Jasper County Code of Ordinances.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-64. Permit required; posting of permit card.

No work relating to the codes adopted by this article shall commence until a valid permit for such work has been issued by the permitting department. Work requiring a permit shall not commence until the permit holder, or

his/her agent, has posted the building permit card in a visible location on the premises. The permit card must be protected from the weather and maintained on site throughout construction.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-65. Fee when work has begun without a permit.

For work commencing prior to obtaining proper permit(s), all administrative and permit fees specified herein shall be doubled. The payment of such doubled fees shall not relieve any persons from fully complying with the requirements of this chapter or codes in the execution of work or from any other penalties prescribed herein.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-66. Suspension or revocation of permit.

The chief building official is authorized to suspend or revoke an approved permit(s) issued under the provisions of this chapter whenever the permit is issued in error; on the basis of incorrect, inaccurate, or incomplete information; or in violation of any ordinance, regulation, or any state or federal laws.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-67. Separate permits required per building or structure.

A separate permit(s) must be applied for each separate building or structure being constructed.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-68. Payment of fees; valuation tables.

The permit applicant, prior to the issuance of said permits, shall pay all fees and/or any inspection services, which are prescribed under the applicable codes. Such fees shall be based on the most recent square foot construction costs building valuation tables as recommended by the International Code Council (I.C.C.). These valuation tables will be automatically updated annually on July 1, the beginning of Jasper County's fiscal year. The chief building official shall set the final building permit valuation.

The fees suggested by the building valuation data table are for the "total cost of construction". Per section 40-11-20 of the General and Mechanical Contracting Act, #23, "total cost of construction" means the actual cost incurred by the owner, all contractors, subcontractors, and other parties for labor, material, equipment, profit and incidental expenses for the entire project. This does not include the cost of design services unless those services are included in a construction contract. Section 40-11-300 (A) of the General and Mechanical Contracting Act states that "the total cost of construction must be used to determine the appropriate license group for a project."

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-69. Administrative fee(s).

A nonrefundable administrative fee of \$25.00 shall be paid by the applicant for each permit requested, at the time of application.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-70. Reserved.

Sec. 6-71. Licensed contractors; purchase of permits.

All persons requesting to apply or purchase permits within the unincorporated areas of Jasper County, must comply with South Carolinas' Labor and Licensing Regulations regarding proper licensing as outlined in the Residential Builders Commission Licensed Law and/or the General and Mechanical Contracting Act.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-72. Owner/builder disclosure statement.

State law requires residential construction to be done by licensed residential builders and/or specialty contractors. Under an exemption to this law, an owner of their property may build or improve a one-family or two-family residence. It must be for their use and occupancy and may not be built for sale or rent. The owner of record must first file, as a matter of public record with the register of deeds, an owner/builder disclosure statement provided by the permitting department. Further, this exemption shall not be available to an owner of property to build on another property for two years after issuance of the certificate of occupancy, unless the first home was actually granted the owner-occupied special ad valorem tax assessment.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-73. Inspection only fees.

A fee of ~~\$25.00~~ \$50.00 shall be paid by the applicant for each inspection service which is required under the codes or is otherwise required by the building official, which is not otherwise addressed in this chapter.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-74. Reinspection fees.

In addition to any fees listed herein, the re-inspection fees listed below shall apply and be paid by the permit holder or his/her agent for each reinspection due to any of the following violations:

- (1) Upon notification by the permit holder or his/her agent that work is ready for inspection, inspector arrives at site and finds work has not been completed or is otherwise not ready for inspection; or
- (2) Noncompliance with code requirements; or
- (3) Wrong address or no address on the structure; or
- (4) Failure to post an approved and valid "permit" card in a conspicuous place on the premises; or
- (5) Failure to have proper documentation at job site, i.e., approved site and/or construction plans, etc.

First reinspection fee is ~~\$25.00~~ \$50.00;

Second reinspection fee for the same violation is ~~\$50.00~~ \$100.00;

Third reinspection fee for the same violation is ~~\$100.00~~ \$150.00; and

For each reinspection thereafter for the same violation, the fees will continue to increase in ~~\$25.00~~ \$50.00 increments.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-75. Fees for modular construction.

Fees for modular construction as defined by the South Carolina Modular Construction Act shall be based upon the same fee schedule as residential or commercial building permits. Separate electrical, mechanical, plumbing and gas permits will be required along with site specific foundation and building plans meeting wind and seismic loads, from a South Carolina licensed design professional.

(Ord. No. 2017-18, § 1, 9-5-17)

Secs. 6-76, 6-78. Reserved.

Sec. 6-79. Plans review fees.

A plans review fee will be charged for all permits that require a review by the building and/or planning department(s). This fee will be assessed as follows:

- (1) *Commercial plans review fee:* One-half the cost of the building permit fee.
- (2) *Residential plans review fee:* ~~\$100.00~~ \$125.00

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-80. Refunds.

The applicant of any permit may request, in writing, a refund of all fees paid except, for services that have already been rendered, i.e., administrative fees, plan review fees, floodplain research fees, permit authorization cards, etc. Conditions of this refund request are as follows:

- (1) No work shall have commenced on the project for which the permit was issued.
- (2) The permit must be cancelled by the owner or permit holder, within 90 days from the date of issuance.
- (3) The owner, contractor, business, etc., of record, who actually paid for the permit, will receive the refund.
- (4) An inspection of the proposed site will be made and a written verification submitted that no work covered by such permit had commenced.
- (5) A refund will not be issued if a stop work order or notice of violation has been issued for work that has begun without a permit.
- (6) All data will be recorded on a refund form for approval.
- (7) The permit and all related documents shall be surrendered before a check will be issued.
- (8) If all is found to be in order, a refund may be authorized.
- (9) The surrendered permit will then be cancelled.

A refund will not be issued if a stop work order or notice of violation has been issued for work that has begun without a permit.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-81. Moving permits.

For the moving of any building or structure, with the exception of manufactured homes, the fee shall be ~~\$100.00~~ \$150.00. ~~Fees for mobile/manufactured homes are provided in section 6-131 of article III of this chapter.~~

Buildings or structures, with the exception of manufactured homes, moved into or within the unincorporated areas of Jasper County shall obtain all applicable building, electrical, mechanical, plumbing and/or gas permits as required for new construction. Fees will be based on new construction as stated herein. (Refer to section 6-61 regarding accompanying document information.)

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-82. Demolition permits.

For the demolition of any residential structure, the fee shall be \$100.00

For the demolition of any commercial or multi-family structure, the fee shall be \$200.00

All permit holders are responsible for obtaining proper approval(s) from DHEC/state agencies regarding the demolition and disposal of demolished building or structure.

~~For the demolition of any building or structure, the fee shall be as follows:~~

~~0 up to 100,000 cubic feet — \$50.00;~~

~~100,001 cubic feet and over — \$ 0.50 per 1,000 cubic foot or fraction thereof.~~

~~All permit holders are responsible for obtaining proper approval(s) from DHEC/state agencies regarding the demolition and disposal of demolished building or structure.~~

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-83. Sprinkler permits and fees.

The fee for sprinkler permits, whether included in the building permit or by itself, will be based on the contract price of a project/job.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-84. Fire alarm and permit fees.

Fire alarms shall be installed per the latest edition of the International Building Code and the latest edition of the International Fire Code. Permit fees shall be based on the signed contract price or proposal.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-85. Building permit fees.

Building permit fees are based on the cost of construction as previously addressed under section 6-68 of this chapter. The chief building official reserves the right to use the contract price of a project/job as an alternative means of determining the building permit fee. The fee schedule is as follows:

Total Valuation	Residential Building Permit Fee
\$0 - \$500.00*	\$50.00
\$501.00 \$0 - \$2,000.00	\$69.00
\$2,001.00 - \$40,000.00	\$69.00 for the first \$2,000.00, plus \$11.00 for each \$1,000.00 or fraction thereof, to and including \$40,000.00
\$40,001.00 - \$100,000.00	\$487.00 for the first \$40,000.00, plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 - \$500,000.00	\$1,027.00 for the first \$100,000.00, plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 - 1,000,000.00	\$3,827.00 for the first \$500,000.00, plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 - \$5,000,000.00	\$7,327.00 for the first \$1,000,000.00, plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and over	\$20,327.00 for the first \$5,000,000.00, plus \$1.00 for each additional \$1,000.00 or fraction thereof
Commercial Building Permit Fees shall be 150% of the Residential Rate	

The chief building official reserves to the right to use the contract price of a project/job as a means of determining the building permit fee.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-86. Electrical permit/inspection fees.

The fees for electrical permits shall be based on the contract price or proposal of a project/job.

The fees in this section shall apply to any upgrading work undertaken, as well as new service.

A multi-permit may be issued for a building where it is necessary to issue several separate electrical permits, i.e. apartments, condos, dormitories, office rental spaces, strip malls, etc. The fees will be based on the number of separate permits that would have been issued separately. Example: One apartment building, ten separate apartments, ten separate electrical permits required. One electrical permit would be issued but ten administrative fees would be charged along with the ten electrical permit fees as stated above.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-87. Mechanical permit fees.

The fee for inspecting commercial heating, ventilating, ductwork, air conditioning and refrigeration systems shall be based on the contract price or proposal of a project/job.

A multi-permit may be issued for a building where it is necessary to issue several separate mechanical permits, i.e. apartments, condos, dormitories, office rental spaces, strip malls, etc. The fees will be based on the number of separate permits that would have been issued separately. Example: One apartment building, ten

separate apartments, ten separate mechanical permits required. One mechanical permit would be issued but ten administrative fees would be charged along with the ten mechanical permit fees as stated above.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-88. Plumbing permit fees.

Reserved for future use.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-89. Gas permit fees.

Reserved for future use.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-90. Swimming pool permit fees.

Residential. A permit is required for aboveground swimming pools where the height of the pool is four feet or greater and all in-ground pools based on the contract price or proposal of a project/job. A plot plan will be required at the time of submission for plans review, indicating all set backs are met.

Commercial. An approval letter from DHEC is required when submitting for a commercial pool permit. The fees will be based on the cost of construction stated on the signed contract or proposal. Civil plans indicating drainage and impervious surface will be required to be submitted at the time of application for permit. A plot plan will be required at the time of submission for plans review, indicating all set backs are met.

Final inspections. Final inspections for residential and commercial pools shall require all barrier requirements to be met per the International Building Code prior to calling for an inspection.

Electrical permits. A separate electrical permit shall be required for pumps, lights, and receptacles.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-91. Sign permit fees.

Sign permit fees will be based on the signed contract amount provided by the contractor and sign owner. Design professional construction drawings and site plans shall be submitted as required by the sign control section of the zoning ordinance.

A separate electrical permit will be required for wiring of sign, if illuminated.

See also section 8-48 of the Code of Ordinances and the adopted Schedule of License Fees for Billboards and Off-Premise Signs.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-92. Tower permit fees.

Fees shall be based on the signed contract amount provided by the contractor and/or the owner. Design professional drawings and site plans shall be submitted at time of permit application.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-93. Construction trailers and shipping containers.

The fee for the construction trailers shall be ~~\$50.00~~ \$100.00. This includes the plans review fee(s). This fee is to ensure the trailer or container meets proper setbacks and is properly secured to meet wind and seismic requirements. A plot plan will be required at the time of submission for plans review, indicating all set backs are met.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-94. Fence permits and fees.

Fences constructed of masonry or metal seven feet in height or greater will require a permit. Fees shall be based on \$15.00 per linear foot of fence to determine cost of construction. At time of application for permit, design professional drawings will be required and must be designed to meet applicable wind and seismic loads.

The chief building official reserves to the right to use the contract price of a project/job as a means of determining the building permit fee.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-95. Elevator permits and fees.

The fee for elevator permits, commercial and residential, shall be based on the signed contract provided by the contractor and/or owner at the time of submission or request for the permit. All applicable local, state, and/or federal laws governing licensing will also apply. (Refer to section 6-61 regarding accompanying document information.)

Secs. 6-96. Manufactured Housing fee.

The fee for a manufactured housing permit shall be \$200.00. This fee is in addition to zoning permit fees.

Sec. 6-97. Reserved.

Sec. 6-98. Temporary use permits and fees.

Jasper County recognizes that there exists, certain special instances when a property owner requires temporary use of a residential structure. The following are the only instances a temporary residential use will be considered:

- (1) Allowing a residential structure to be built or placed on a parcel while an already existing residential structure is occupied.
 - a. This permit will expire 30 days from the issuance of a certificate of occupancy for the primary structure.
 - b. All other structures must be removed or demolished within this time.
- (2) Allowing use of an accessory structure (i.e. room over detached garage), built to residential standards, to be occupied while a primary residence is constructed.

(Supp. No. 3)

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- (3) Allowing the placement of a temporary accessory dwelling unit in accordance with section 11:7-38 of appendix A of the Jasper County Code of Ordinances.

The fee associated with this application is ~~\$100.00~~ \$150.00 is nonrefundable.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-99. Underestimated contracts.

If in the opinion of the chief building official, the cost of construction is underestimated on any of the above applications, the permit shall be denied, unless the applicant can show detailed estimates to meet the chief building official's approval.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-100. Discretions of the chief building official.

The chief building official shall have the authority to render interpretations of this chapter and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in conformance with the intent purpose of this chapter.

It shall also be at the discretion of the chief building official to request disconnection of electricity and/or other utilities, to a building, home or any other structure, when it is in violation of this or any other Jasper County ordinance, any applicable state or federal law(s) or where necessary due to safety and/or hazardous conditions.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-101. Miscellaneous fees.

Note that other fees may apply to the permits contained herein, i.e., septic, sewer, aid to construction, fire, planning and zoning variances, etc. Contact the appropriate departments for a schedule of their fees.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-102. Insufficient funds/returned checks.

Where a check is returned for any reason, the permit(s) for which the check was written shall become null and void unless, within ten days, the check and any fees, is paid in full. The permitting department will follow all applicable state and/or federal laws regarding the collection and reimbursement of returned checks.

(Ord. No. 2017-18, § 1, 9-5-17)

Sec. 6-103. Treasurer's certificate.

Before any person shall be issued a building permit by the codes director, a certificate must be issued by the county treasurer verifying that all county taxes presently due have been paid in full by the applicant and on the real property. No building permit shall be issued without such certificate.

(Ord. No. 2017-18, § 1, 9-5-17)

Secs. 6-104—6-120. Reserved.

~~Sec. 6-131. Mobile home placement permit.~~

~~Prior to any manufactured home or mobile home being placed on any lot or parcel of land in Jasper County, the mobile home dealer, the owner of the mobile home, or the mobile home transporter shall make application for a placement permit with the county building codes department. Said application shall indicate the proposed location of the mobile home in Jasper County and, as applicable, be supported by surveys, deeds, and/or other materials such that a determination can be made that the placement is acceptable to the county with regard to the following:~~

- ~~(1) Access to a publicly maintained road to include an encroachment permit from the state or county as appropriate. Should the mobile home not have direct access to a publicly maintained road, the placement permit shall so indicate that no public maintenance is provided, expected or anticipated on the access road to the mobile home.~~
- ~~(2) Compliance with Jasper County regulations regarding the subdivision of land.~~
- ~~(3) Identification of the parcel as to tax map number and location within the floodplain as determined by reference to the flood insurance rate map (FIRM) and/or flood hazard boundary maps (FIB) for Jasper County. Where floodplain location is determined, the placement permit shall indicate the minimum floor elevation required.~~

~~A placement permit must be obtained prior to making application for a mobile home permit from the county. The fee for the placement permit shall be \$10.00. The placement permit shall be valid for a period of not more than 180 days. The placement permit shall be displayed so as to be readily visible from the rear while the mobile home is being transported. Issuance of a placement permit shall not supersede the need for the mobile home owner to obtain any other required permits from the county or state, as applicable.~~

~~For the purposes of this section, a mobile home or manufactured home shall be defined as a structure, transportable in one or more sections, which, in the traveling mode, is eight feet or more in width or 40 feet or more in length, or when installed on site, is 320 square feet or more in size; and which is built on a permanent chassis and intended to be used for a dwelling with or without a permanent foundation when connected to the required utilities.~~

~~Anyone violating the provisions of this section shall be deemed guilty of a misdemeanor and subject to a fine of not more than \$500.00 and/or imprisonment not more than 30 days. Each day that a violation exists and remains uncured shall be considered a separate offense.~~

~~(Ord. of 4-20-98, § 1; Ord. No. 2017-18, § 1, 9-5-17)~~

**STATE OF SOUTH CAROLINA
COUNT OF JASPER**

ORDINANCE [●]

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

AUTHORIZING THE ENLARGEMENT OF THE BOUNDARIES OF THE JASPER OCEAN TERMINAL MULTI-COUNTY INDUSTRIAL/BUSINESS PARK (THE “PARK”) TO INCLUDE ADDITIONAL PROPERTY LOCATED WITHIN JASPER COUNTY AND OTHER MATTERS RELATED THERETO.

WHEREAS, Jasper County, South Carolina (“Jasper County”), Allendale County, South Carolina (“Allendale County”), Bamberg County, South Carolina (“Bamberg County”), Barnwell County, South Carolina (“Barnwell County”), Beaufort County, South Carolina (“Beaufort County”), Colleton County, South Carolina (“Colleton County”), and Hampton County, South Carolina (“Hampton County”) (collectively, the “Member Counties”), are authorized under Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended (the “Act”), to jointly develop an industrial or business park within the geographical boundaries of one or more of the Member Counties;

WHEREAS, in order to promote economic development within the Member Counties, the Member Counties agreed to jointly develop an industrial and business park through the execution and delivery of that certain Agreement for the Establishment of the Jasper Ocean Terminal Multi-County Industrial/Business Park effective July 16, 2018 (the “MCP Agreement”);

WHEREAS, Jasper County (the “County”) desires to enlarge the boundaries of the Park to include additional parcels of real property located in the County, identified by tax map numbers 037-00-02-014, 037-00-02-018, 037-00-02-017, 076-00-00-001, 037-00-02-016, 037-00-02-010, 037-00-02-001, 036-00-02-001, 036-00-02-002, 034-00-00-003, and 034-00-00-008 (the “New JOT Property” collectively with the Initial Property (as defined in the MCP Agreement), the “JOT Property”), all as collectively set forth on the attached **Exhibit A**;

WHEREAS, the New JOT Property does not include any property located within the corporate limits of a municipality, and, therefore, neither the County nor the other Member Counties were required to obtain any municipality’s consent prior to the addition of the New JOT Property to the Park pursuant to Section 4-1-170(C) of the Act;

WHEREAS, Section 3 of the MCP Agreement contemplates enlarging the boundaries of the Park by the inclusion of additional property from time to time, pursuant to the adoption of an ordinance of Jasper County Council and the adoption of a resolution by each of the governing bodies of the other Member Counties; and

WHEREAS, the County, having determined that enlarging the boundaries of the Park to include the New JOT Property would promote economic development of the County and the other Member Counties, has agreed to enlarge the boundaries of the Park by adding the New JOT Property in accordance with Section 3 of the MCP Agreement.

NOW, THEREFORE, BE IT ORDAINED by the County Council, as follows:

Section 1. The enlargement of the boundaries of the Park is hereby authorized to include the New JOT Property, and Exhibit A to the MCP Agreement is hereby deleted and replaced in its entirety with **Exhibit A** to this Ordinance. Pursuant to Section 3(B) of the MCP Agreement, the enlargement of the Park shall be complete on (i) the adoption of this Ordinance by the County Council and (ii) delivery of resolutions adopted by the governing bodies of the other Member Counties to Jasper County, all of which shall be attached to and made part of the MCP Agreement.

Section 2. The MCP Agreement is amended only to the extent to enlarge the boundaries of the Park so as to include the New JOT Property as set forth herein. All other terms of the MCP Agreement, including, without limitation, Section 5 addressing sharing the expenses of the Park, Section 6 specifying by percentage the revenue to be allocated to each of the Member Counties, and Section 7 specifying the manner in which revenue must be distributed to each of the taxing entities within Jasper County shall remain the same and are not affected in any way by this Ordinance.

Section 3. The Chairman of the Council, the County Administrator, and the Clerk to the Council, for and on behalf of the County, are hereby each authorized, empowered, and directed to do any and all things necessary and proper to effect the performance of all obligations of the County under and pursuant this Ordinance.

Section 4. The provisions of this Ordinance are hereby declared to be separable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remaining sections, phrases, and provisions of this Ordinance.

Section 5. All orders, ordinances, resolutions, and parts thereof in conflict herewith are to the extent of such conflict hereby repealed.

Section 6. This Ordinance shall take effect and be in full force from and after its passage and approval.

[END OF ORDINANCE]
[SIGNATURE PAGE FOLLOWS]

Enacted and approved, in a meeting duly assembled, this [●] day of [●], 2023.

JASPER COUNTY, SOUTH CAROLINA

By: _____
L. Martin Sauls, IV, Chairman of County Council
Jasper County, South Carolina

[SEAL]

ATTEST:

By: _____
Wanda Simmons, Clerk to County Council
Jasper County, South Carolina

First Reading: [●], 2023
Second Reading: [●], 2023
Public Hearing: [●], 2023
Third Reading: [●], 2023

EXHIBIT A

Legal Description of the JOT Property

All those certain pieces, parcels or lots of land, situate, lying and being in Jasper County, South Carolina, having and containing 1517.78 acres, more or less, shown and designated as “Tract 14A and Tract 14B” (the “Property”) on that certain plat entitled “Jasper Ocean Terminal Tracts 14A & 14B, being lands of The Georgia Department of Transportation, Jasper County, South Carolina”, dated June 30, 2008, prepared by Hussey Gray Bell & De Young, Inc., certified to by James M. Sims, S.C.R.L.S #13169, and recorded in the Land Records of Jasper County, South Carolina, in Plat Book 31 at Page 183 (the “Plat”).

All or a portion of that parcel of real property, with improvements thereon, located in Jasper County, South Carolina, consisting of approximately 8904.6 acres, identified by tax map numbers 037-00-02-014, 037-00-02-018, 037-00-02-017, 076-00-00-001, 037-00-02-016, 037-00-02-010, 037-00-02-001, 036-00-02-001, 036-00-02-002, 034-00-00-003, and 034-00-00-008.

TOGETHER with the perpetual, exclusive, appurtenant and relocatable easement for a transportation and utility corridor as provided for in the Intergovernmental Agreement, dated January 27, 2008 (the “Intergovernmental Agreement”), among the Department of Transportation, and the Georgia Ports Authority, and the South Carolina State Ports Authority, said easement, and the terms and conditions of same, more particularly described in the Intergovernmental Agreement which easement may be relocated pursuant to Section 2(e) and 2(f) of the Intergovernmental Agreement.