

Pickens County Building Codes Administration

RESIDENTIAL

Construction Permit Procedures

FREQUENTLY ASKED QUESTIONS:

Q. Can I build my own home?

A. Yes. Completion and registration of an Owner/Builder Certificate is required. (\$10.00 fee)

Q. When do I need a building permit?

A. Any structure 200 square feet or greater, or any structure regardless of size that will require plumbing and/or electricity. Agricultural pole barns require a permit as well as an affidavit affirming the use of the building.

Q. What is the cost of obtaining a permit?

A. See "Sample Permit Fee Schedule".

Q. Where do I get a permit?

A. Pickens County Administration Building 222 McDaniel Avenue. This is the same building where taxes are paid.

Q. Do I need a permit for a retail type purchased structure (storage building) that is delivered to my home and would be utilized for personal use and which contains no electrical or plumbing?

A. NO.

Q. Do I need a permit to remodel an existing house?

A. If the remodeling and/or addition change the structural condition of the home in any manner or includes electrical changes of any kind, a permit would be required.

PERMITTING PROCEDURES

1 . Complete State DHEC Septic Tank application. This process will require a current plat or sales document. The fee for the State DHEC Septic Tank permit is \$155.00, and usually takes 5 to 7 days for approval.

2 . Apply for a new 911 address for the construction project. This is usually accomplished at the same time the septic tank application is completed.

3 . Once the septic tank permit is approved, you will be contacted by DHEC at which time you would come to the Building Codes office and continue the permitting process.

4 . Once the application for construction is completed you will be required to pay the associated costs for the type of project, and the permit will be issued.

5 . Construction must commence within 6 months from the date of issue, or the permit becomes null and void, and the associated fees forfeited.

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Sample Permit Fee Schedule

(Estimated cost – Permit Fee)

\$ 20,000 - \$110.00	\$ 40,000 - \$210.00	\$ 60,000 - \$300.00
\$ 80,000 - \$380.00	\$100,000 - \$460.00	\$120,000 - \$520.00
\$160,000 - \$640.00	\$180,000 - \$700.00	\$200,000 - \$760.00

NOTE: The 2003 Edition of The International Residential Code is used for code compliance.

TYPICAL INSPECTION SCHEDULE

Under normal conditions and for the construction of a single-family residence, the following sequence of inspections will be utilized. It is the responsibility of the contractor/owner builder to call for inspections.

1. **Footing and Slab Inspection:** When the footers and/or foundation system is completed and prior to pouring concrete.
2. **Framing Inspection:** This inspection includes framing, electrical, HVAC and plumbing, and is conducted at the same time. Successful completion of the framing inspection will allow the contractor/owner/builder to continue with the insulation and completion of the interior.
3. **Foundation Drainage:** If the residence has a basement and before backfilling against foundation wall.
4. **Temporary Permanent Power:** Providing electrical power prior to Final Inspection. Requirements vary depending upon party responsible for construction.
5. **Final Inspection:** When all structural components and inspections are completed.
6. **NOTE:** You must receive a Certificate of Occupancy prior to moving into the residence.