

TOWN OF ANDREWS SPECIAL MEETING

TOWN HALL COURT ROOM
101 NORTH MORGAN AVE.
ANDREWS, SC 29510
MAY 6, 2010 @ 3:00 PM

AGENDA

- 1) INVOCATION
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL
- 4) DISCUSS AND TAKE DESIRED ACTION REGARDING CONTRACTUAL MATTERS
- 5) ADJOURNMENT

Town of Andrews

Special Meeting
Thursday, May 6 at 3:00 pm

Town Hall Court Room

101 N. Morgan Ave., Andrews, SC

The Town of Andrews met for their special meeting on Thursday, May 6, 2010 at 3:00 pm with Mayor Rodney Giles presiding in compliance with the Freedom of Information Act.
Mayor Giles called the meeting to order at 3:00 pm.

Invocation rendered by Council member Sid Ackerman.
Pledge of Allegiance was recited by everyone present.

Town officials present:
Mayor Rodney Giles
Council Member Patsy Greene
Council Member Sid Ackerman
Council Member Michael Shaw
Council Member Thomas Alford

Mayor Giles allowed Mr. Albert McKenzie and his daughter, Ms. Karen McKenzie, to address mayor and council regarding a mobile home issue. They requested a variance to the current Town Code/Ordinance, which does not allow any mobile home more than three (3) years old to be brought into the Town. They also requested a copy of the current code/ordinance. The McKenzie's were informed that no decision could be made at the "Special" meeting, but was advised to attend regular council meeting on May 20.

2nd Reading to the Ordinance to Adopt International Building Codes

A motion was made by council member Shaw and seconded by council member Greene to give second reading to the Ordinance Adopting International Building Codes.

Roll Call: Greene – Y; Ackerman – Y; Alford – Y; Alford – Y; Mayor Giles – Y
Motion carried.

Mobile Home Ordinance

There was some discussion and some changes made.

A motion giving first reading to Adopt an Ordinance Amending Ordinance "ARTICLE NO. IV MOBILE HOMES," pending receipt of proper paperwork and changes from the Town Attorney, was made by council member Shaw and seconded by council member Ackerman.

Roll Call: Greene – Y; Ackerman – Y; Alford – Y; Shaw – Y; Mayor Giles – Y
Motion carried.

There being no further discussion a motion to adjourn was made by council member Shaw and seconded by council member Ackerman.

All in favor, motion carried.

Meeting adjourned at 3:40 pm.

True and Certified Copy

Town Clerk

AN ORDINANCE TO ADOPT INTERNATIONAL BUILDING CODES

An Ordinance entitled "Adopting by Reference, as published by the International Code Council, The International Building Code, The International Plumbing Code, The International Mechanical Code, The International Fuel Gas Code, The International Fire Code, The International Energy Conservation Code; The Standard Swimming Pool Code, The International Existing Building Code, The Standard Unsafe Building Abatement Code, The International Residential Code for use on one and two family dwellings only as published by the International Code Council, Inc. and the National Electric Code as published by the National Fire Protection Association", as the building codes of the Town of Andrews, South Carolina.

Be it ordained by the Town of Andrews:

Section 1

That Ordinance No. 2008-49, adopted previously be deleted in its entirety and this Ordinance be substituted therefore as a consolidation and update of the above previous Ordinance.

Section 2 – Specific Codes

The Codes shall be updated at every major change, that is every three years. Amendments shall be reviewed on an annual basis.

2.1 Building Codes:

The following codes as noted and as herein contained shall constitute and become an ordinance of the Town of Andrews:

- 2.1.1 The International Residential Code for One and Two Family Dwellings, 2006 Edition including state and local amendments
- 2.1.2 The International Plumbing Code, 2006 Edition
- 2.1.3 The International Fuel Gas Code, 2006 Edition
- 2.1.4 The International Mechanical Code, 2006 Edition
- 2.1.5 The International Fire Code, 2006 Edition
- 2.1.6 The International Building Code, 2006 Edition: housing over two family (apartments); commercial building
- 2.1.7 The International Energy Conservation Code, 2006 Edition
- 2.1.8 The National Electric Code, 2008 Edition
- 2.1.9 The Standard Unsafe Building Abatement Code, 1985 Edition
- 2.1.10 The International Existing Building Code, 2006 Edition
- 2.1.11 The Standard Swimming Pool Code, 2006 Edition
- 2.1.12 Fire Flow Guidelines as written by Georgetown County
- 2.1.13 ICC/ANSI A117.1, 2003 Edition: Handicapped accessibility

Section 3 – Administration

The administration procedures contained in Chapter 1 of the International Building Codes are hereby adopted as official policies and procedures for administration.

Section 4 – Text Changes:

1. National Electric Code, Section 230.70(a) change to read:
The service disconnecting means shall be installed at a readily accessible location outside of a building or structure.
Exception: The service disconnecting means may be located within a one hour fire rated enclosure with direct access to the exterior of the building at ground level.
2. National Electric Code, Section 310.2(b) add the following:
Except that only copper conductors shall be allowed beyond the main distribution panel.

Section 5 – Areas Governed:

This Ordinance shall govern all incorporated areas within the Town of Andrews.

Section 6 – Building Department Established:

The Town of Andrews has contracted with Georgetown County to provide the building inspection services to the citizens of Andrews.

Section 7 – Fire Marshal Division Established:

There is hereby established one (1) Fire Marshal Division (fire coverage areas). The Fire Division for the purpose of this Ordinance is to serve the Town of Andrews.

The Fire Chief shall serve as Fire Official. The Fire Chief may appoint person(s) qualified to serve as Fire Inspector(s). The Fire Inspectors shall have the same authority as the Fire Official.

Section 8 – Enforcement:

The Town of Andrews has contracted with Georgetown County to enforce all codes referenced herein.

Section 9 – Right of Entry:

The Building Official, Fire Official and/or their representatives may enter any building, structure or premises in the County to perform any duty imposed upon him/her by this code.

Section 10 – Plans and Specifications:

When work contemplated is regulated by this Ordinance and enforced by the Building Official, plans and specifications shall be submitted for review. All plans shall be of a quality and type to enable review agencies to determine compliance with the codes. Commercial projects of any size and type require three (3) sets of plans to be submitted to the Building Department for review, with one set for the appropriate Fire Official. Residential projects of any size and type require two (2) sets of plans to be submitted. Plans for commercial projects shall be reviewed within 10 working days and code issues will be noted. One and two family dwelling plans shall be reviewed within 5 working days and code issues will be noted. The Building Official may require additional time for the review process. Corrections must be made to the plans before a

permit can be issued. Plans are not approved unless stamped by the Building Department, signed and dated.

Section 11 – Permitting:

1. A building permit is required if the work involves any referenced code or any county ordinance. No construction, remodeling, plumbing, electrical, mechanical or gas work, nor swimming pool construction or land development shall begin without securing the required permit from the Building Official or authorized representative.
2. Projects that are simply home improvements do not require a building permit. Home improvements are defined as painting, replacing windows and doors, repairing or replacing plumbing fixtures, replacing rotten wood, or any project necessary in the upkeep and maintenance of a single family dwelling.
3. Projects less than \$10,000 in value are required to obtain a building permit but are exempted from plan submittal and plan review requirements. Projects such as additions, porches, decks, garages, sheds, and open air agricultural buildings fall within this category.

Section 12 – Posting of Permit Card:

Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted the building permit card in front of the premises facing the public right-of-way. The permit shall be protected from weather and displayed to allow the inspector to record the required entries. The permit card shall be displayed until the work is completed and approved.

Section 13 – Inspections:

A. Inspections shall be made by authorized persons. They shall be routinely made at selected stages of construction, prescribed by written policy of the Building Department and listed on the permit cards. No inspection will be made unless the permit card is posted and an approved, stamped set of plans is on site and available to the inspector. A \$20.00 re-inspection fee must be paid to the Building Department before a re-inspection can be scheduled if the project is not ready for the requested inspection, if the premises are locked, or if the permit card and/or approved plans are not available.

B. Inspections shall be made on the next work day when possible upon request. Requests for next day inspections will be taken between 8:30 a.m. and 4:00 p.m., Monday through Friday, except official County holidays.

C. After each inspection, a notice shall be given to the permit holder as to approval or disapproval, listing all required corrections and code references. Electrical wiring shall not be covered or concealed until the work has been inspected and approved.

D. It shall be unlawful for any person to connect or reconnect any installation of electrical wiring, devices, appliances or equipment to a source of power supply without one of the following permits or certificates:

(1) Construction Power Permit which allows power to be connected to a temporary power pole for construction purposes.

(2) Mobile Home Certificate of Occupancy which allows connection to a power source.

(3) Certificate of Occupancy which allows occupancy of the building or structure. This must be signed by the appropriate authority(s) before a building or structure or any portion thereof may be occupied. The certificate is required for all construction.

(4) Certificate of Compliance allows electrical connection to a structure under construction but does not permit occupancy of the structure. This certificate is valid for a period of 90 days with one renewal permitted of an expiration time period approved by the Building Official. Failure to have a final inspection approved and a final certificate of occupancy issued within this time period will result in disconnection of electrical power.

(5) Other certificates as required by codes.

E. Projects such as porches, decks, garages, sheds and open air agricultural buildings that are valued less than \$10,000 are exempt from inspections. However, all projects are subject to a final inspection to assure compliance with minimum Building and Zoning code requirements.

F. Additions, regardless of value, are subject to normal types of inspections required by the Building Official. Additions shall be defined as an increase to the original footprint of the dwelling.

Section 14 – Stop Work Order:

Upon notice from the Building Official or his/her agent that work on any building, structure or development is being done in violation to the provisions of this Ordinance or any other Ordinance or in a dangerous or unsafe manner, such work shall be immediately stopped. Such notice shall be in writing and shall be given to the owner of the property or to his agent, or to the person doing the work or posted in a conspicuous place at the job site. If an emergency exists, no written notice shall be required to be given by the Building Official.

Section 15 – Liability:

No officer or employee or member of the Construction Board of Adjustment and Appeals (a.k.a. Building Code Board of Appeals), charged with the enforcement of this code, acting for the County or Town in the discharge of his/her duties, shall thereby render him/herself liable personally, and he/she is hereby relieved from all personal liability for any damage that may occur to person or property as a result of any act required or permitted in the discharge of his/her duties. Any suit brought against any officer or employee because of any act performed by him/her in the enforcement of any provisions of this code shall be defended by Georgetown County until the final termination of the proceedings.

Section 16 – Records:

The Building Official shall keep or cause to be kept a record of the business of the department. The department records shall be open to the public for inspection as required by Federal and State Law.

Section 17– Validity:

If any section, part of a section, or provision of this Ordinance shall for any reason be declared by any competent authority to be unconstitutional or invalid for any other reason, such shall not affect the validity of the other provisions hereof.

Section 18 – Repeal of Conflicting Ordinances:

All Ordinances or parts of Ordinances of the Town of Andrews inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency or conflict.

Section 19 – Building Code Board of Appeals

(A) Review Responsibilities of the Code Update

The Building Code Board of Appeals shall review and propose amendments to all codes referred to in this Ordinance and shall within 60 days of receipt of proposed amendments if they are not adopted by Ordinance recommend in part or total, such amendments to the Georgetown County Council for final determination.

(B) Appeals

The Board shall hear appeals to the decisions of the Building Official or Fire Official in the manner specified by the Building Code and the Board's by-laws.

Section 20 – Violations and Penalties:

Any person, firm, corporation or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who has undertaken any land development, or who shall erect, construct, alter, demolish or move any structure, or has erected, constructed, altered, repaired, moved or demolished a building or structure in violation of a detailed statement or drawing submitted and permitted thereunder, or in the absence of such shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed or continued, and upon conviction of any such violation such person shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) or imprisonment of not more than thirty days.

Section 21 – Fire Flow Guidelines:

Recognizing that varying conditions exist in Georgetown County regarding fire suppression water requirements and availability, this document establishes guidelines to be used to establish minimum standards for new construction, renovations and additions, as it relates to fire suppression.

- A. Areas served by public water supply systems should follow these minimum standards:
 1. All lines should be at least 6 inches in diameter except short extensions servicing fewer than four properties, provided all structures are within 500 feet of a fire hydrant. These short extensions may be sized based on commonly accepted engineering practices.
 2. All lines except short extensions should be looped whenever practical.
 3. In residential areas all dwellings shall be within 500 feet of a fire hydrant. In non-residential areas all structures shall be within 1,000 feet of a fire hydrant.
 4. All water system extensions shall be required to include hydrants at spacings listed in #3 above.
 5. As new structures and dwellings are constructed hydrants shall be added to conform to the standard in #3. The utility provider and property owner shall determine financial arrangements.
 6. The minimum fire flow shall not be less than 1,000 GPM. However, flows beyond this

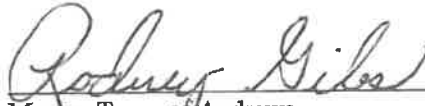
minimum may be required for certain occupancies as well as types of construction. Projects requiring increased fire flows should discuss with the appropriate fire department alternatives which will help protect lives and structures. Fire flows less than 1,000 GPM may require additional water sources or construction methods. The Building Official shall review these and determine if a permit is to be issued.

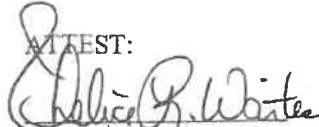
- B. Areas without public water supply systems but having alternate water sources:
1. The fire department shall identify alternate water sources such as streams, ponds, etc. within two (2) road miles of the structure.
 2. The alternate water sources shall be equipped with dry hydrants when practical.
 3. Cost of the dry hydrant shall be the responsibility of the project owner but the County Public Works Department will install the dry hydrant and maintain it and it will be available for Fire Department usage.
 4. If there is no water source available with 2 miles, see Section C.
- C. Areas without a public water supply system and lacking alternate water sources:
1. Since the mission of the Fire Service is to save lives and protect property, design and construction must address the lack of adequate water for fire suppression.
 2. Because these areas present unique challenges to the Fire Service, any project should involve the Fire Service during the planning stage. There are a number of options which can result in a safer building with lower insurance costs. These may include but are not limited to:
 - a. Change the construction to a more fire resistant type.
 - b. Decrease the building size.
 - c. Provide fire walls within the footprint of the building.
 3. Owners who elect to build in these areas must recognize the lack of water will limit the Fire Department's ability to extinguish a fire.

Section 22 – Effective Date

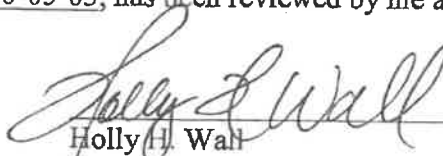
This Ordinance shall become effective immediately upon adoption in accordance with State law. Submissions received after these dates must comply with the most current codes.

DONE, RATIFIED AND ADOPTED THIS 6 DAY OF May, 2010.

 (SEAL)
Mayor, Town of Andrews

ATTEST:

Clerk to Council

This Ordinance, No 2010-05-03, has been reviewed by me and is hereby approved as to form and legality.


Holly H. Wall
Town of Andrews Attorney

First Reading: April 30, 2010

Second Reading: May 6, 2010

FOR INFORMATION: The Building Official is also charged by State Law to enforce additional regulations as follows:

- Section 40-59-10 relating to licensing of Residential Builders, Commercial Builders, and Specialty Contractors.