

REQUIRED INSPECTIONS

Marlboro County Building Codes Department

(Non-Residential Construction)

Non-residential construction encompasses many types of construction, buildings etc. Some inspections may not be needed or applicable and some may be combined. And the building official may require other inspections as necessary.

Rough inspection of footing, foundation, framing, plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed. Failure to do this may require expensive tearing out!

Permit must be posted on site!

1: Footings

Inspections are to be made after the footings have been dug or basement areas have been excavated and after poles or piers are set and any required forms have been erected and reinforcing steel is in place and prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended to support of bearing walls, partitions, structural supports, or equipment. Placement of 12" or more of fill material requires a soil compaction report to be submitted to the building official.

2: Foundation/floor

Inspect foundation walls, piers and the rim (band) joists and the floor joists, tie-downs etc - before sub flooring is installed.

3: Framing

Inspection of framing construction shall be made after the roof, all framing, fire-stopping, draft-stopping and bracing are in place. Concrete & block walls require inspection of required reinforcement before filling with concrete.

4: Building Sewer Testing and Rough-in testing - Building sewer and DWV systems are tested with no evidence of leakage. (Slab floors with plumbing underneath require testing to be done BEFORE pouring of slab.)

5: Electrical - Rough in - Electrical materials, components and equipment shall be approved. Rough-in wiring installation will be inspected.

6. Insulation

7: Gas (if applicable)

8: Mechanical - heating/cooling etc.

9: Final Inspection - A final inspection is **required** before the building can be occupied or put into use. Final inspection shall be made after the permitted work is complete and must be made before the building is occupied.

Note: If you have any questions concerning code interpretations, requirements etc. feel free to call. The Building Official has the legal authority to require construction to be torn out if it has been covered up and can not be inspected or if it doesn't meet the building code requirements.

Call at least 24 hours in advance!

When do I need architectural plans?

All plans for an assembly, educational, institutional, residential or hazardous occupancy of any size, and all plans for commercial buildings must be prepared by a licensed architect or a registered engineer.

Construction Plans & Plan Review Details:

Construction plans will be marked as having been reviewed by the County of Marlboro County Building Official, and will bear the signature of the reviewer. These plans must be kept on the jobsite, protected from the weather, and available for review by the inspector during the entire construction period. Inspections will only be done from approved drawings. Changes to the project will not be considered until reviewed and approved by the Building Official.

What codes govern construction in Marlboro County?

We currently use the 2018 edition of the International Codes (IBC, IRC, IFB, IPC, IMC, IFGC). The 2017 Edition of the NEC, and the 2009 IECC is enforced. The actual date of code edition changes is mandated by state government, so that all jurisdictions in South Carolina are consistent with which editions they are enforcing.

When you obtain a permit you will receive:

- Permit
- Permit receipt
- Contractor, Subcontractor, Vendor, Supplier Listing (if applicable)

Contractor, Subcontractor

It is the responsibility of the Contractor and Subcontractors to make sure their LLR license is current. If an unlicensed contractor is working on the site without a valid SC license, his work will be stopped. The contractor also may be fined and the permit may be placed on hold, until the contractor(s) comply with the Building and License department. **You can check if your contractor is licensed at: www.llr.state.sc.us click on license lookup, contractors, and then residential builders.**

Permit Holders Responsibility

It is the permit holders' responsibility to contact the Building department for required inspections at the appropriate time of construction. If you cover up work before it is inspected, you may be required to remove it for the required inspection to be performed



Marlboro County Code Enforcement Building Department

**BEFORE SCHEDULING ANY INSPECTIONS,
PLEASE HAVE THE PROPERTY ADDRESSED CORRECTLY!**

No inspections will be passed without proper address signage.

The language below is from the Code book. The address must meet the following:

- ⇒Numbers must be legible, and not spelled out.
- ⇒Must be placed at the drive to the house.
- ⇒Must be visible from the road fronting the property from BOTH directions.
- ⇒If the house is more than 50 feet from road, the numbers are to be on the house also.
- ⇒Character color must contrast with the background of the sign. Reflective is preferred.
- ⇒Characters must be 4" tall and at the thickness of the line at least 1/2 inch wide.
- ⇒Must closely resemble the examples below.

These requirements are for life safety. Emergency vehicles must be able to easily and quickly locate your house day or night, and in any weather. Emergency vehicles can not be turned around as easily as passenger cars.

Help them help you!



2018 International Residential Code

CHAPTER 3 BUILDING PLANNING

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SECTION R319 SITE ADDRESS

R319.1 Address identification.

Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.