

STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2013-___

AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE TOWN OF FORT MILL, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS; ARTICLE II, TECHNICAL CODES; SECTION 6-26, ADOPTION OF STANDARD CODES; SO AS TO ADOPT THE MOST UP-TO-DATE VERSIONS OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL RESIDENTIAL CODE (IRC), INTERNATIONAL EXISTING BUILDING CODE (IEBC), INTERNATIONAL FIRE CODE (IFC), INTERNATIONAL PLUMBING CODE (IPC), INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL FUEL GAS CODE (IFGC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) AND INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSA)

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE TOWN COUNCIL FOR THE TOWN OF FORT MILL:

SECTION I. Chapter 6, Buildings and Building Regulations; Article II, Technical Codes; Section 6-26, Adoption of Standard Codes; of the Code of Ordinances of the Town of Fort Mill is hereby amended to read as follows:

Sec. 6-26. Adoption of standard codes.

- (a) The purpose of this article is to provide for the regulation of construction, alteration, repair, equipment, use and occupation, location, maintenance, removal and demolition, for every building or structure, or appurtenance connected or attached to such building or structure, located within the Town of Fort Mill.
- (b) The following Standard Codes are hereby adopted:

- (1) Building Code

The installation, workmanship, construction, maintenance, and repair of all new construction, additions, alterations, or repairs (excluding those covered by the Residential Code below) shall be administered as provided in the ~~2006~~ 2012 Edition of the International Building Code, as modified by the South Carolina Building Codes Council, including Appendix H (Signs), which was adopted for use statewide, and excluding all other appendices.. The ~~2006~~ 2012 edition of said code is hereby adopted by reference, including Chapter 1 (Administration), and made an integral part of this chapter. Provided, however, that these requirements shall not apply to one- and two-family residential dwellings.

- (2) Residential Code

The installation, workmanship, construction, maintenance, and repair of all new construction, additions, alterations, or repairs for one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall be administered as provided in the ~~2006~~ 2012 Edition of the International Residential Code, as modified by the South Carolina Building Codes Council, including Appendix H (Patio Covers), which was adopted for use statewide, and excluding all other appendices. The ~~2006~~ 2012 edition of said code is hereby adopted by reference, including Chapter 1 (Administration), and made an integral part of this chapter. Provided, however, that if a specific issue is not addressed in the electrical section of the ~~2006~~ 2012 Edition of the International Residential Code, the ~~2008~~ 2011 Edition of the National Electrical Code shall be used.

(3) Existing Building Code

The repair, alteration, change of occupancy, addition, and relocation of existing buildings shall be administered as provided in the ~~2006~~ 2012 Edition of the Existing Building Code, excluding appendices, as published by the International Code Council. The ~~2006~~ 2012 edition of said code is hereby adopted by reference, including Chapter 1 (Administration), and made an integral part of this chapter.

(4) Fire Code

The ~~2006~~ 2012 Edition of the International Fire Code, as modified by the South Carolina Building Codes Council, excluding appendices, is hereby adopted by reference, including Chapter 1 (Administration), and made an integral part of this chapter.

(5) Plumbing Code

The installation, workmanship, construction, maintenance, and repair of all plumbing work shall be administered as provided in the ~~2006~~ 2012 Edition of the International Plumbing Code, excluding appendices. The ~~2006~~ 2012 edition of said code is hereby adopted by reference, including Chapter 1 (Administration), and made an integral part of this chapter.

(6) Mechanical Code

The installation, workmanship, construction, maintenance, and repair of all heating, air conditioning, refrigeration, and ventilation equipment shall be administered as provided in the ~~2006~~ 2012 Edition of the International Mechanical Code, excluding appendices. The ~~2006~~ 2012 edition of said code is hereby adopted by reference, including Chapter 1 (Administration), and made an integral part of this chapter.

(7) Fuel Gas Code

The installation, workmanship, construction, maintenance, or repair of all gas work shall be administered as provided in the ~~2006~~ 2012 Edition of the International Fuel Gas Code, as modified by the South Carolina Building Codes Council, excluding appendices. The ~~2006~~ 2012 edition of said code is hereby adopted by reference, including Chapter 1 (Administration), and made an integral part of this chapter.

(8) Energy Conservation Code

The installation, workmanship, construction, maintenance, and repair of all heating, air conditioning, refrigeration and ventilation equipment shall be administered as provided in the 2009 International Energy Conservation Code. The 2009 edition of said code is hereby adopted by reference, including Chapter 1 (Administration), and made an integral part of this chapter.

(9) Electrical Code

The installation, workmanship, construction, maintenance, and repair of all electrical work shall be administered as provided in the ~~2008~~ 2011 Edition of the National Electrical Code, as modified by the South Carolina Building Codes Council, excluding appendices. The ~~2008~~ 2011 edition of said code is hereby adopted by reference, including Chapter 1 (Administration), and made an integral part of this chapter. Annex H of the ~~2008~~ 2011 Edition of the National Electrical Code is hereby adopted by reference, mutatis mutandis, in order to provide for the administration and enforcement of the National Electrical Code and the performance of inspections as provided therein.

(10) Property Maintenance Code

The ~~2009~~ 2012 edition of the International Property Maintenance Code, as published by the International Code Council, is hereby adopted and incorporated by reference, including Chapter 1 (Administration). The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

(11) Swimming Pool & Spa ~~& Hot Tub~~ Code

The installation, workmanship, construction, maintenance, and repair of all public and private swimming pools shall be administered as provided in the ~~2009~~ 2012 Edition of the ~~Uniform Swimming Pool, Spa & Hot Tub Code~~ International Swimming Pool and Spa Code, as published by the ~~International Association of Plumbing and Mechanical Officials~~ International Code Council. The ~~2009~~ 2012 edition of said code is hereby adopted by reference, including Chapter 1 (Administration), and made an integral part of this chapter. In the event that the ~~2009~~ 2012 Edition of the ~~Uniform Swimming Pool,~~

~~Spa & Hot Tub Code~~ International Swimming Pool and Spa Code is pre-empted by any state or federal statute or regulation, the installation, workmanship, construction, maintenance, and repair of any public and private swimming pools covered by such statute or regulation shall be administered as provided in the statute or regulation.

- (c) A copy of each of the Standard Codes referenced above shall be on file in the office of the building code official. Unless otherwise provided by town code, the provisions therein shall be controlling in the construction, use, maintenance, and occupancy of all dwellings, dwelling units, buildings and/or structures within the area of jurisdiction of the town.
- (d) The following clause shall be added to the Standard Codes hereby adopted: No certificate of occupancy (CO) shall be issued on any residential dwelling affected by the county impact fee ordinance until such applicant for a certificate of occupancy shall provide to the code official proof of payment of the impact fee to the county.
- (e) All government and public buildings and facilities constructed in the town shall adhere to the accessibility requirements of S.C. Code 1976, §§ 10-5-210 through 10-5-320, as amended, including compliance with ICC/ANSI A117.1, Accessible and Useable Buildings and Facilities.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this _____ day of _____, 2013, having been duly adopted by the Town Council for the Town of Fort Mill on the _____ day of _____, 2013.

First Reading: July 8, 2013
Second Reading: July 22, 2013

TOWN OF FORT MILL

Danny P. Funderburk, Mayor

LEGAL REVIEW

ATTEST

B. Bayles Mack, Town Attorney

Dennis Pieper, Town Manager