

DO YOU NEED A PERMIT?

It's the most commonly asked question we receive. Review the information below and/or call us if we can help you find the answer.

PERMIT REQUIRED

State of South Carolina Building code says any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

PERMIT EXCEPTIONS

Permits are **not required** for the following projects.

Source: International Building Code

BUILDING

- One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²)
Note: Accessory structures less than 200 square feet still require application submittal and approval prior to construction.
- Fences not over 7 feet (2134 mm) high
Note: All fences still require application submittal and planning approval prior to construction.
- Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge
Note: Any wall that is back-filled against, no matter how high, must be permitted.
- Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1
- Sidewalks and driveways
Note: Sidewalks and driveways installation must be approved prior to installation.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work
- Prefabricated swimming pools that are less than 24 inches (610 mm) deep
- Swings and other playground equipment
- Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall
- Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.
Note: Decks smaller than 200 square feet must be approved prior to construction.

ELECTRICAL

- Listed cord-and-plug connected temporary decorative lighting
- Reinstallation of attachment plug receptacles but not the outlets therefor
- Replacement of branch circuit overcurrent devices of the required capacity in the same location
- Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy
- Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles

GAS

- Portable heating, cooking or clothes drying appliances
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe
- Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid

MECHANICAL

- Portable heating appliances
- Portable ventilation appliances
- Portable cooling units
- Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe
- Portable evaporative coolers
- Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less
- Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid

PLUMBING

- The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures

EMERGENCY REPAIRS

- Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

REPAIRS

- Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.