

# City of Summerville Building Inspection



## Permit and Zoning Information Booklet

Do I need a Building Permit?

The 2012 IRC (International Residential Code) defines the need for a permit as follows:

### **SECTION 105 of International Building Code PERMITS**

**[A] 105.1 Required.** Any owner or 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 done, shall first make application to the building official and obtain the required permit.

**[A] 105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

#### **Building:**

1. One- story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m<sup>2</sup>).
2. Fences not over 7 feet (2134 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) inches in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches(762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

**Electrical:** Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and

the installations of towers and antennas. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

**Gas:**

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Mechanical:**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**Plumbing:**

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, 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.
2. 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.

**[A] 105.2.1 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.

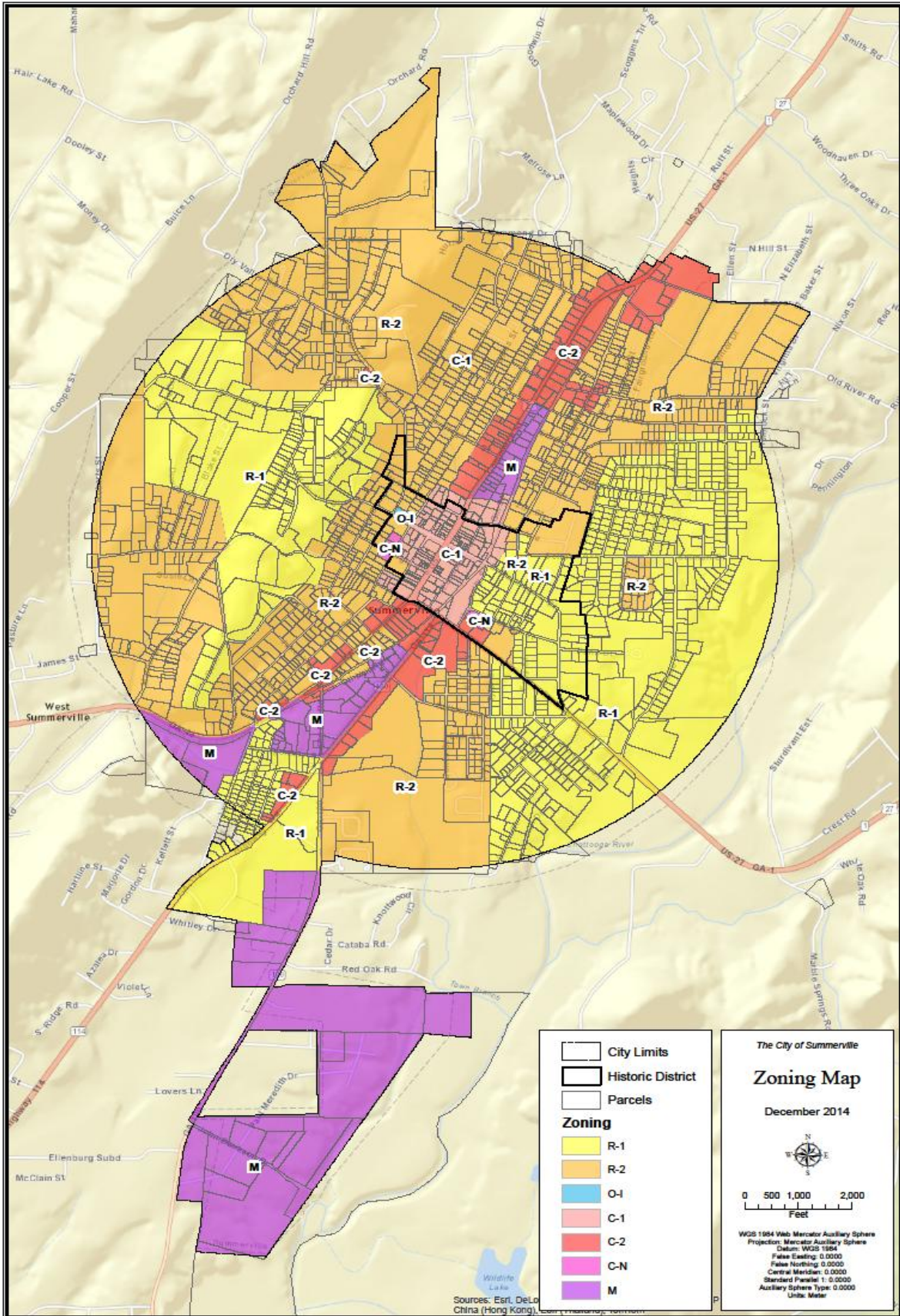
**[A] 105.2.2 Repairs.** Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of 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 standpipe, 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.

## Permits can be issued same day are:

1. **Roofing.** Metal and shingle roofing can be permitted and replaced on same day. No more than two layers are allowed and there can be no structural damage involved. **NO STATE LICENSE REQUIRED FOR ROOFING**
2. **Water Heater replacement.** Water heater replacement must be done by a licensed plumber. **HOME OWNER MAY PERMIT IF THEY OWN AND LIVE IN THE RESIDENCE WHERE THE HEATER IS TO BE REPLACED.**
3. **Electrical panel.** A licensed electrician may purchase the permit to replace electrical equipment and do electrical work on a structure. **HOME OWNER MAY PERMIT IF THEY OWN AND LIVE IN THE RESIDENCE WHERE THE ELECTRICAL WORK IS TO BE DONE.**
4. **Heating and conditioned air.** A licensed condition air contractor may purchase the permit to replace mechanical equipment and do mechanical work on a structure. **HOME OWNER MAY PERMIT IF THEY OWN AND LIVE IN THE RESIDENCE WHERE THE MECHANICAL WORK IS TO BE DONE.**
5. **Plumbing work.** A licensed plumbing contractor may purchase the permit to replace plumbing pipes and do additional plumbing work on a structure. **HOME OWNER MAY PERMIT IF THEY OWN AND LIVE IN THE RESIDENCE WHERE THE PLUMBING WORK IS TO BE DONE.**

## Work that requires review before a permit can be issued.

1. Any building onto a residence that is directly attached to the residence or stand alone new structures. **HOME OWNER MAY PERMIT IF THEY OWN AND LIVE IN THE RESIDENCE WHERE THE WORK IS TO BE DONE, IF NOT THEN LICENSED CONTRACTOR REQUIRED.**
2. All work on commercial properties. **MUST BE A LICENSED CONTRACTOR.**



## ARTICLE VII: USE REQUIREMENTS BY DISTRICTS

**Section 7.1 R-1 Residential District** - The R-1 District is intended to be used for low density single family detached housing and residentially compatible uses requiring large amounts of open space.

**7.1.1 Permitted Uses** - Within an R-1 Single Family Residential district, the following uses shall be permitted.

1. Single family detached dwellings, but not including manufactured homes.
2. Non-commercial horticulture and agriculture.
3. Non-commercial clubs and lodges.
4. Private parks and playgrounds.
5. Golf courses and driving ranges, provided:
  - a. Any building or structure established in connection with such use must be set back no less than 100 feet from any property line,
  - b. Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring property.
6. Public buildings and utilities.
7. Neighborhood recreation centers or swimming pools, provided:
  - a. Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring property.
  - b. Any building or structure established in connection with such use -- must-be-set back no less than 75 feet from any property line.
  - c. All pools must adhere to the standards of the Standard Swimming Pool Code, as contained in the- Southern Building Code, as amended.
8. Religious institutions, churches, monasteries, mosques, temples and synagogues, provided:
  - a. All buildings shall be set back 75 feet from any property lines except along right of ways, in which case the front setback shall apply.
  - b. All parking areas shall meet the following criteria:
    - (1) Minimum 30-foot landscaped buffer when abutting any residentially zoned property.

- (2) Minimum 20-foot landscaped buffer adjacent to all other property lines not under the direct ownership and control of the religious facility. If abutting property is owned by the religious facility and is sold or leased for another use, the buffer requirement may be applied retroactively.

9. Accessory uses and structures incidental to any legal permitted use.

10. Home occupation provided the following criteria are met:

- a. Home occupations may be approved by the building inspector upon the application of the proposed principal in such form as the building inspector or his/her designee may direct
- b. No more than two (2) persons shall be engaged in such home occupation, one of whom shall be a member of the family residing on the premises.
- c. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants and no more than twenty (25) percent of the floor area of the dwelling unit or 500 square feet, whichever amount is less, shall be used for the conduct of the home occupation. Such space may be contained in a lawful accessory structure.
- d. There shall be no assembly or group instructions in connection with the home occupation. Individual instruction on a one-on-one basis is permitted.
- e. No product shall be sold on the premises. This provision shall not be construed as prohibiting sales by taking orders personally or by telephone when delivery of the merchandise is to take place elsewhere.
- f. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in the neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front or side yard.
- g. No equipment or process shall be used in such home occupation,

which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot.

- h. Any person who obtains authorization permitting the conduct of a home occupation shall be a member of the family residing on the premises, shall take substantially all of his/her overnight lodging at the dwelling, shall store substantially all his personal belongings which are used in normal daily life in the dwelling, and shall use the address of the subject dwelling as his/her address for legal purposes such as registration to vote and payment of personal property taxes.
- 11. Radio stations provided that the distance from the transmission towers to the property line exceeds the height of the -towers.
  - 12. Bed and Breakfast unit consisting of a rooming unit which is rented by the owners to persons who are not related to the owner by blood, marriage or adoption, provided that:
    - a. Such rooming unit is within a single-family dwelling occupied by the owner as his/her principal residence.
    - b. All rooming units together occupy no more than one-fourth of the habitable floor space of the dwelling.
    - c. Such rooming unit is normally rented to the same occupants for a period no longer than seven (7) consecutive days.
    - d. Breakfast is the only meal that may be served on a regular basis to guests.
    - e. No-addition or alteration may be made to a dwelling for the purpose of adding a rooming unit to be rented as a bed and breakfast unit.
    - f. There are no signs on the property other than those normally permitted for a single-family residence under this ordinance.
    - g. Parking shall conform with the requirements contained in this ordinance.
  - 13. Nursery schools and kindergartens provided that they shall have at least thirty-five (35) square feet of indoor space provided for each child and at



least one hundred (100) square feet of play area per child in the outdoor play area; and that the outdoor play area shall be enclosed by a solid fence having a minimum height of three (3) feet; and provided that the principal building of such use shall meet all the yard requirements of the, R-1 residential District.

14. Public and private schools offering general education courses.

**7.1.2 Accessory Structures** - Within an R-1 Single Family Residential district, the following criteria shall be met as to all accessory structures:

1. All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building.
2. When an accessory building is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
3. No accessory building shall be constructed upon a lot before the principal building.
4. No accessory structure may exceed the mean height of the principal building.
5. The area of the accessory building's footprint may not exceed 50% that of the principal structure.
6. Swimming pools must be enclosed by a fence not less than 4 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.

**7.1.3 Bulk and Area Regulation** - Within an R-1 Single Family Residential district, bulk and area regulation shall apply as specified in Section 8.1.

**Section 7.2 R-2 Residential District** - The R-2 Residential district is intended to be used for medium/high density housing and residentially compatible uses utilizing small amounts of open space. Mobile and

manufactured homes are also intended uses in R-2.

**7.2.1 Permitted Uses** - Within an R-2 Residential district, the following uses shall be permit-ted'.

1. All uses permitted in a R-1 Residential district.
2. Two-family and multi-family dwellings; town houses fee simple and condominiums.
3. Manufactured Home Parks and customary accessory uses, but not to include the sale of or service to manufactured homes, provided the, following minimum standards are met:
  - a) The applicant presents plans and specifications for the proposed park in a form suitable for making the determinations required herein.
  - b) The proposed site shall contain a minimum of 2 acres.
  - c) There shall be a maximum of 10 manufactured home spaces per gross acre.
  - d) Each manufactured home space shall have a minimum lot area of 2,100 square feet with a minimum width of 30-feet.
  - e) A minimum of 50% of the total number of manufactured home spaces in the proposed park shall be available for occupancy before any manufactured home space may be occupied.
  - f) A planted buffer strip, not less than 25 feet in width shall be located along lot lines (of the park) not bordering a street.
  - g) All sanitary facilities for the park shall be approved by the County Health Officer and/or City Health Department.
4. Residential trailers or mobile homes on individual lots, as a conditional use, provided the following minimum standards are met:
  - a) Mobile homes shall not be permitted on the same lot with another dwelling unit.
  - b) Obtain a Zoning Board of Appeals form from the Office of the Building Inspections.  
Complete the form and forward it to the Secretary of the Zoning Board of Appeals by the first day of the month.

- c) Appear before the Board at its scheduled meeting.
- d) If the Board approves the placing of the mobile home on the lot, the owner must make application for a building permit, water cut-in and sewer cut-in at the office of the Building Inspector.
- e) Other requirements:
  - 1) No mobile home shall be located within the City of Summerville which was manufactured more than twenty (20) years prior to the date of placement of the mobile home.
  - 2) The privately owned lot shall be located on a well-drained and properly graded site.
  - 3) No permanent addition of any kind shall be built into or become a part of any mobile home with the exception of awnings and porches as long as yard requirements are met.
  - 4) Mobile home shall have not less than 250 square feet of floor space and shall contain a built-in bathroom with water closet, lavatory, and shower or tub that are in working condition.
  - 5) Mobile homes on individual lots shall be directly connected to public water and sanitary sewerage system; also, shall have own power service, independent of any other building service.
  - 6) There shall be access to public streets and off-street parking spaces shall be provided.
  - 7) Mobile home shall be placed on masonry piers, measuring 12" x 12" for brick, or 8" x 16" for concrete block, laid up in mortar, on 8" thick concrete footing measuring 4" wider than piers on all sides.

Piers shall be placed under the two main longitudinal steel beams at not more than 8 feet on center's, The beams shall be anchored to the piers in an approved manner. Mobile home shall be underpinned in an approved manner.
  - 8) Mobile home shall be occupied by the person owing the lot. Provided, however, if the mobile home has been bona fide

placed and maintained on a private lot after an investigation, hearing and finding by the Zoning Board of appeals that such condition exists and that to allow the continued maintenance and the rental thereof will not cause substantial detriment to the public good or impair the purpose and intent of this Ordinance.

9. Tourist homes; rooming and boarding houses:
10. Public and private clubs not operated as a profit-making enterprise;
11. Accessory uses and customary home occupations provided that such uses and occupations shall be conducted within the principal building and that not more than 30% of the floor area of the principal building shall be used for such purpose. There shall be no external evidence of such use except that one non-illuminated identification sign not exceeding 2 square feet in area shall be permitted.

**7.2.2 Signage** - Only attached outdoor business signs as permitted in Article 9.

**7.2.3 Bulk and Area Regulation** - Within an R-2 Residential district, bulk and area regulation shall apply as specified in Section 8.1.

**Section 7.3 Reserved**

**Section 7.4 Reserved**

**Section 7.5 O-I Office and Institutional district** - The O-I Office and Institutional district is intended to be used for professional offices and other business that are compatible within predominantly residential areas. O-I allows for offices to conduct business outside of the high volume retail areas found in the C-1 and C-2 districts.

**7.5.1 Permitted Uses** - Within the O-I Office and Institutional district, the following signs shall be permitted.

1. All uses permitted within the R-I Residential district.
2. Offices, including drive-in banks.
3. Public and semi-public utility stations and structures, cultural facilities, theatres, libraries, and other uses similar.
4. Health service clinics, including pharmacy and as an accessory use.
5. Customary home occupations and accessory uses, including professional offices of a doctor, dentist, lawyer, architect, or similar use, provided that such uses and occupations shall be conducted within the principal building and that not more than fifty (50) percent of the floor area of the principal building shall be used for such purposes. There shall be no external evidence of such use except that one non- 21 illuminated identification sign not exceeding two (2) square feet in area shall be permitted.

**7.5.2 Signage** - Only attached outdoor business signs as permitted in Article 9.

**7.5.3 Bulk and Area Regulations** - Within an O-I Office and Institutional district, bulk and area regulation shall apply as specified in Section 8.1.

**Section 7.6 C-1 Central Business District** - Within the C-1 Central Business district is intended to be used for professional offices and high volume retail businesses that are commonly found within the original downtown business areas of a city.

**7.6.1 Permitted Uses** - Within the C-1 Central Business district, the following uses shall be permitted:

1. Any retail business or service establishment.
2. Hotels, offices, banks, and theaters.
3. Automobile parking lots and garages.

4. Bus terminals.
5. Wholesaling.
6. Newspaper offices and printing establishments.
7. Automobile service stations provided section 8.6 is adhered to.
8. Attached outdoor advertising signs and business signs to buildings. Only on premise signs allowed in C-1 area.
9. - Public buildings and structures.
10. Public utility stations and structures.
11. Churches.
12. Automobiles sales and services.
13. Loft Apartments or Residences as defined in this Ordinance.
14. Light manufacturing provided all work is carried on within a building.

**7.6.2 Signage** - Only attached outdoor business signs as permitted in Article 9.

**7.6.3 Bulk and Area Regulations** - Within a C-1 Central Business district, bulk and area regulation shall apply as specified in Section 8.1

**Section 7.7 C-2 General Business District** - Within a C-2 General Business district is - intended for professional offices and high volume retail businesses that are commonly found branching out from the original downtown business areas of a city. C-2 is often contains grocery stores and other similar business requiring large parking areas and supporting business to provide conveniences for outlying areas.

**7.7.1 Permitted Uses** - Within the C-2 Central Business distinct, the following uses shall be permitted:

1. All uses permitted in the C-1 Central Business distinct but no loft apartments or residences.
2. Funeral parlors and mortuaries provided any such use shall be located on a

major street.

3. Tourist courts and motels.
4. Public and private clubs.
5. Veterinary clinics and/or animal hospitals, provided no part of any building, structure, pen, or enclosure is located closer than fifty (50) feet to any property line.
6. Signs, including outdoor advertising, incidental or accessory advertising, and business signs, provided the required setback is observed.
7. Truck Terminals.

**7.7.2 Signage** - Only attached outdoor business signs as permitted in Article 9.

**7.7.3 Bulk and Area Regulations** - Within a C-2 General Business district, bulk and area regulation shall apply as specified in Section 8.1.

**Section 7.8 C-N Neighborhood Business District** - The C-N Neighborhood Business district is intended for small businesses that do not produce the high retail volume of the C-1 and C-2 areas. These businesses traditionally serve only the neighborhoods in which they are located.

**7.8.1 Permitted Uses** - Within the C-N Neighborhood Business district, the following uses shall be permitted:

1. Any retail business or retail service establishment not otherwise mentioned in this section.
2. Theaters, but not including drive-in theaters.
3. Radio, television and appliance repair shops.
4. Offices, including drive-in branch banks.
5. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard.
6. Outdoor advertising signs and business signs, provided that all lighting be so shielded that it does not adversely affect adjacent residential areas.

7. Publicly-owned and operated building and lands'.
8. Automobile service stations provided section 8.6 is adhered to.
9. Churches, synagogues and similar places of worship.

**7.8.2** Within the C-N Neighborhood Business District, every use shall be so constructed, maintained, and operated as not to be injurious or offensive to occupants of adjacent premises by reason of the emission or creation of noise, smoke, vibrations, dust, electrical disturbance, toxic or noxious waste material, odor, fire and explosive hazard, glare or traffic generation.

**7.83 Bulk and Area Regulations** - Within a C-N Neighborhood Business district, bulk and area

regulation shall apply as specified in Section 8.1.

**Section 7.9 M - General Industrial District** - The M - General Industrial district is intended for manufacturing and warehousing.

**7.9 1 Permitted Uses** - Within the M - General Industrial district, the following uses shall be permitted:

1. Any industry which does not cause injurious or obnoxious noise, vibrations, smoke, gas fumes, odor, dust, fire hazard, or other objectionable conditions.
2. Truck terminals.
3. Wholesaling and warehousing.
4. Any retail or service establishment dependent upon or closely related to industry.
5. Storage yards, including building materials and lumber yards, but no junk yards or automobile junk yards, provided any such use is screened from view by a solid wall, planted screen or similar opaque partition at least six (6) feet in height. Such partition shall comply with all setback requirements of this district.
6. Automobile service stations provided section 8.6 is adhered to.



7. Junkyards, including automobile junkyards, provided any such use is screened from view by a solid wall, planted screen or similar opaque partition at least 6 feet in height. Such partition shall comply with all setback requirements of this district.
8. Signs, including outdoor advertising, incidental or accessory advertising, and business signs.

**7.8.2 Signage** - Only attached outdoor business signs as permitted in Article 9.

**7.8.1 Bulk and Area Regulations.** Within an M-General Industrial district, bulk and area regulation shall apply as specified in Section 8.1.

**ARTICLE VIII: AREA, YARD AND HEIGHT REQUIREMENTS.**

**Section 8.1 - Charts** - Area yard and height requirements for the various districts shall be as follows: Minimum Lot Size; Minimum Yard Requirements; Area In Square Feet; width in feet.

District	Lot Size			Front Setback		Side Setback	Rear Setback	Maximum Building Height	Maximum Lot Width
	First Dwelling	First Additional Dwelling	Each Additional Dwelling	Primary Street	Other Streets				
R-1	15,000			35	30	15	20	35	90
R-2	7,500	7,500	5,000	35	30	15	20	40	50
R-2*	15,000			35	30	15	20	35	50
O-1				30	25	15	20	40	50
C-1				0	0	0	0	60	35
C-2				30	25	0	15	60	50
C-N				30	25	0	20	40	50
M				40	35	30	30	60	90

R-2\*: Mobile Homes/other single-family housing on individual lots.

## ATTACHMENT "A"

**TABLE 1 - Bulk and Area Regulation - R-1 Residential District**

Minimum Lot Size	15,000 square feet
Maximum Density:	One dwelling unit per acre Minimum Lot
Width:	At least 90 feet
Maximum Building Height:	40 feet
Front Setback (primary street):	35 feet
Front Setback (all other streets):	30 feet
Side Setback	10 feet
Rear Setback	20 feet

**TABLE 2 - Bulk and Area Regulation - R-2 Residential District**

Minimum Lot Size	7,500 square feet for the first dwelling unit and 10,000 square feet for each additional dwelling unit.
Minimum Lot Width:	At least 50 feet along a public street
Maximum Building Height:	40 feet
Front Setback (primary street)	35 feet
Front Setback (all other streets)	30 feet
Side Setback	10 feet
Rear Setback	20 feet

**TABLE 3 - Bulk and Area Regulation - O-1 Office and Institutional District,**

Maximum Building Height:	50 feet
Maximum Building Coverage:	35%
Front Setback (primary street)	15 feet
Front Setback (all other street):	10 feet
Side Setback	15 feet
Rear Setback	15 feet

**TABLE 4 – Bulk and Area Regulation - C-1 Central Business and C-2 General**

**Business District**

Maximum Building Height:	50 feet
Front Setback (primary street):	30 feet if head-on or perpendicular parking is provided at the building side
Side Setback (all other streets):	30 feet if head-on or perpendicular parking is provided at the building side
Side Yard:	None required; however, 12 feet if any side yard is provided and 15 feet if abutting a residential district.
Rear Yard:	None required; except 12 feet if not abutting an alley; and 20 feet if abutting a residential district.

**TABLE 5 - Bulk and Area Regulations - M Industrial District**

Maximum Building Height:	60 feet
Front Setback (primary streets):	40 feet
Front Setback (all other streets):	35 feet
Side Setback:	20 feet
Rear Setback:	20 feet