

SOUTH CAROLINA BUILDING CODES COUNCIL
110 CENTERVIEW DRIVE, ROOM 108
COLUMBIA, SOUTH CAROLINA
February 27, 2008
11:30 AM – 1:00 PM

MEMBERS PRESENT

Frank Hodge, Chair
Gregory P. Parsons, Vice Chair
Ernest F. Dorsey
Lloyd Schumann
Richard Sandler
James A. Ham, Jr.
Frank Hill
William McDowell
John White
Gable D. Stubbs
Van M. McAlister
Thomas E. Brock

MEMBERS ABSENT

Chris Cullum

STAFF PRESENT

Gary Wiggins
Jennie Meade
Sheridon Spoon
Roz Bailey-Glover
Angela D. Scott

OTHERS PRESENT

Vaughn Wicker
Gary Mason
Billy Sawyer
Steve Smith
Michael Lowmen
Bob Klein
Keith Drummond
Michelle Hawkins
Ward Braswell
Gary Bass
Wesley Ray
M. Sigler

Brian K. Pietras
Allen Hutto
Buddy Skinner
Ron Galloway
John Pruet
Ken Boiter
Georgia Toney
Ron Abdella
Theodore R. Reed
Anthony Rivera
Ronald L. Brewer

Mark Dillard
John Reich
Melissa Hopkins
Mike Smith
Roland Temple
Joe McCray
Tom Scholtens
Donny Phipps
K. Patrick Brown
Teresa Barber
John Wasson

NOTE! The Notice and Agenda for the February 27, 2008, meeting of the South Carolina Building Codes Council were posted in accordance with Section 30-4-80 of the South Carolina Code of Laws, 1976 as Amended, relating to the Freedom of Information Act.

1. Call to Order

The February 27, 2008, meeting of the S.C. Building Codes Council was called to order at 11:30 AM by Chairman Frank Hodge.

2. Approval of Agenda

Chairman Hodge asked for approval of the agenda. Mr. Thomas Brock moved to accept the agenda as submitted, Mr. Gregory Parsons seconded the motion and the vote was unanimous.

3. Approval / Disapproval of Absent Members

Chairman Hodge asked staff for an accounting of absent members. Staff reported that Mr. Chris Cullum would not be attending due to a previously scheduled meeting. Mr. Frank Hill moved to excuse the absent member. Mr. Richard Sandler seconded the motion and the vote was unanimous.

4. Approval of Minutes

Chairman Hodge asked for any additions or corrections to the November 28, 2007, meeting minutes as presented. There being none, Mr. Parsons motioned to approve the minutes as presented. Mr. Sandler seconded the motion and the vote was unanimous.

5. Election of Officers

Chairman Hodge turned the election process over to Mr. Gary Wiggins, who called for nominations for the Chairman. Mr. Ernest Dorsey moved to nominate Mr. Frank Hodge to serve as chairman. Mr. Hill seconded the motion. There being no further nominations, the nominations were closed and Mr. Hodge was elected by acclamation.

Chairman Hodge then called for nominations for the Office of Vice Chairman. Mr. Dorsey moved to nominate Mr. Gregory Parsons to serve as Vice-Chairman. Mr. William McDowell seconded the motion. There being no further nominations, the nominations were closed and Mr. Parsons was elected by acclamation.

6. Recognition of Council Member

Chairman Hodge recognized Mr. Wiggins. Mr. Wiggins congratulated Mr. Richard Sendler for being recognized and inducted into the Residential Builders Hall Of Fame.

7. Old Business

None

8. New Business

2008 NEC Process

Chairman Hodge recognized Mr. Wiggins, who explained that at its last meeting, Council was introduced to the 2008 National Electrical Code (NEC). Mr. Wiggins went on to request that Council formerly start the adoption process for the 2008 NEC.

After further discussion, Mr. Brock made a motion, to start the adoption process for the 2008 NEC on March 1, 2008. Mr. Parsons seconded the motion and the vote was unanimous.

8. Review of Seismic Zone E

Chairman Hodge recognized Mr. Wiggins, who explained that the 2006 International Residential Code (IRC) had a new "E-Zone" added to the seismic map. He said the E-Zone involves portions of Dorchester, Charleston, Berkley and Williamsburg Counties. Mr. Wiggins stated that he prepared maps for the Council's review showing the areas of the counties affected.

Chairman Hodge opened the floor for comments.

Mr. Darbis Briggman, Building Director for the City of North Charleston stated that North Charleston is one of the jurisdictions that will be affected by the new zone; that he would appreciate a delay for approval of the E-Zone to allow time for review by the local jurisdictions that would be affected.

Ms. Georgia Toney, member of the Charleston Home Builders Association stated that the IRC would require design and construction of single and two family residences within the E-Zone to be in compliance with the International Building Code, which would include sprinklers and other commercial systems; recommended that Council not accept the maps.

Mr. Brian K. Pietras, Chair of the Code Advisory Committee for the Structural Engineers Association of South Carolina stated the elimination of the E-Zones were proposed and denied by Council during the code change process; voiced concerns about the way the wind speeds are labeled on the existing maps; reminded Council that FEMA has already stated that any modification in the International Codes that affects wind, seismic or floods will affect the insurance rates in the State.

After further discussion, Mr. Sendler made a motion, to delay the approval of the maps until the May 2008 meeting of the Council. Mr. Parsons seconded the motion and the vote was unanimous.

9. Consent Agreement

Chairman Hodge recognized Mr. Wiggins who presented a consent agreement for the Council's consideration.

Chairman Hodge asked Mr. Sheridan Spoon, General Council, to explain the nature of a consent agreement. Mr. Spoon explained that a consent agreement is a consensus between a licensee and the Council to resolve a disciplinary action against the licensee when, after an investigation, it is determined that the facts of the case or magnitude of the charges do not warrant a formal hearing. Mr. Spoon advised Council to review the consent agreement and accept or reject the terms based on a finding of fact.

Mr. Sendler made a motion to go into executive session. The motion was seconded and the vote was unanimous.

Chairman Hodge called the meeting back to order. He stated there was no action taken in executive session. Mr. Dorsey made a motion to accept the terms of the consent agreement. The motion was seconded by Mr. Parsons and the motion was unanimous.

10. Request for Local Modification - Greenville County

Chairman Hodge recognized Mr. Keith Drummond, Building Official for Greenville County. Mr. Drummond requested that Greenville County be authorized to adopt Appendix F, Radon Control Methods, as published in the 2006 Edition of the International Residential Code. Mr. Drummond presented documentation (included and made part of these minutes) supporting the physical basis for the request.

After a moderate discussion, Mr. Parsons made a motion to grant the modification. The motion was seconded by Mr. McDowell and the vote was unanimous.

11. Public Comments

Chairman Hodge opened the floor for public comments.

A. Provisional Registration Classification - Chairman Hodge recognized Mr. Darbis Briggman. Mr. Briggman stated that there was no mention of how the E-Zone lines were determined; stated that the provisional registration classification should be broadened to include people who are already employed or have left employment and return at a later date; and, invited Council to attend the BOASC Annual Conference.

Mr. Tom Scholtens, Fire and Building Official for the City of Charleston also asked about provisional status for plan reviewers having problems passing the required examinations.

Chairman Hodge asked Mr. Wiggins to address the two concerns.

Mr. Wiggins explained that the E-Zone lines were based on the maps produced by the US Geological Survey. He also explained that the provisional registration classification was established to allow newly hired, noncertified individuals to work as code enforcement officers for a specified time period, while preparing for certification. Mr. Wiggins said the provisional classification was not intended to be used to allow a person to move to a different position within a building inspection department.

Chairman Hodge appointed a committee consisting of Mr. Dorsey (Chairman), Mr. Sendler, Mr. Briggman, Mr. Mike Lowman, and Mr. Gable Stubbs, to study the issue of broadening the provisional classification.

B. National Electrical Code Adoption Cycle - Chairman Hodge recognized Mr. Keith Drummond. Mr. Drummond requested that the Council consider placing the National Electrical Code on the same adoption cycle as the International Code Series.

After a brief discussion, Chairman Hodge accepted Mr. Drummond's comments as information.

C. E-Zone Concerns - Chairman Hodge recognized Ms. Georgia Toney from the Charleston Home Builders Association. Ms. Toney encouraged Council to look at the E-Zones and talk to experts for guidance before making a decision about accepting the map at the next meeting.

D. Concern About Council Action - Chairman Hodge recognized Mr. Joe McCray. Mr. McCray voiced concern with the consent agreement accepted earlier by the Council. He stated that he believed the issue should have resulted in a disciplinary hearing.

12. Date of Next Meeting: Wednesday, May 28, 2008.

11. Adjournment

A motion was made by Mr. Sendler to adjourn the meeting. The motion was seconded by Mr. McDowell. The meeting adjourned at 12:30 p.m.