

State of South Carolina )  
County of York )  
City of Tega Cay )

**Ordinance Number 334 – To Amend  
Ordinance 300, Establishing a Building  
Inspection Department; Building Codes,  
Administrative Procedure; Fees**

**WHEREAS**, the City of Tega Cay did, by positive majority of City Council, enact Ordinance Number 300 on December 18, 2006 to establish a Building Inspection Department; Building Codes, Administrative Procedures; Fees; and

**WHEREAS**, the City of Tega Cay ratifies its service fee structure during the annual budget.

**THEREFORE BE IT ORDAINED THAT** the City Council of the City of Tega Cay duly assembled this 22<sup>nd</sup> day of January, 2008 does hereby amend Ordinance 300 to delete Section 6. Inspection Fees and the Exhibit J attached thereto to provide for appropriate rates and fees during the annual budget review.


This ordinance shall take effect immediately upon its final passage.

**FIRST READING:** December 17, 2007  
**SECOND READING:** January 22, 2008

Enacted this 22<sup>nd</sup> day of January, 2008, by a majority vote of the duly elected City Council of the City of Tega Cay.

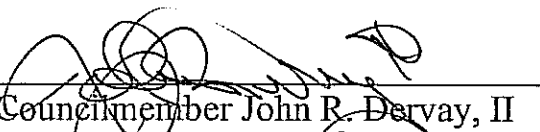
**(Signatures are on the following page.)**

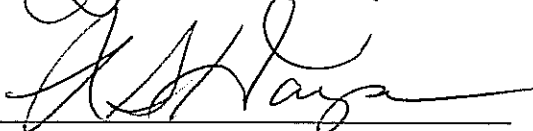
**SIGNED:**

  
\_\_\_\_\_  
Mayor Bob Runde

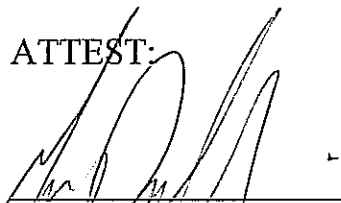
  
\_\_\_\_\_  
Mayor Pro Tempore George Sheppard

  
\_\_\_\_\_  
Councilmember Les Conner

  
\_\_\_\_\_  
Councilmember John R. Dervay, II

  
\_\_\_\_\_  
Councilmember Larry S. Harper

**ATTEST:**

  
\_\_\_\_\_  
Grant W. Duffield  
City Manager, City of Tega Cay

State of South Carolina ) **Ordinance Number 300; Establishing a**  
County of York ) **Building Inspection Department; Building**  
City of Tega Cay ) **Codes; Administrative Procedures; Fees**

An Ordinance to establish a City Building Inspection Department and provide for their duties; to establish a Board of Building Code Appeals; to enforce the South Carolina Codes of Laws regarding building codes; and to set fees, is hereby adopted.

**WHEREAS**, the South Carolina Code of Laws provides that municipalities may create and manage building inspection programs; and

**WHEREAS**, South Carolina law requires that commercial and residential building inspection departments adhere to certain codes and standards.

**NOW, THEREFORE**, be it ordained by the City Council of the City of Tega Cay, South Carolina, ("City Council") in a meeting duly assembled, does hereby establish a commercial and residential Building Inspection Department under the following terms.

### **Section 1. PURPOSE**

The purpose of this Ordinance is to create a Building Inspection Department, a Board of Building Code Appeals, and to enforce the building codes as set forth in Chapter 9 of Title 6 of the SC Code of Laws (1976), to adopt certain building code provisions, and to establish fees, as set forth herein.

### **Section 2. APPLICATION AND JURISDICTION**

This chapter shall apply throughout the City.

### **Section 3. CITY BUILDING INSPECTION DEPARTMENT CREATED**

There is created a City Building Inspection Department which shall administer and enforce the provisions of this ordinance under the supervision and direction of the City Manager. Any property owner may

appeal a decision of any representative of the Building Inspection Department directly to the Board of Building Code Appeals within the time and upon the terms and conditions and subject to the limitations contained in this ordinance.

#### **Section 4. BUILDING CODES**

Pursuant to Section 6-9-50 of the SC Code of Laws (1976), in addition to the mandatorily applicable building, residential, gas, plumbing, mechanical, fire, and energy codes as promulgated, published, or made available by the International Code Council, Inc. and the National Electrical Code as published by the National Fire Protection Association, the City Council hereby adopts the provisions set forth in the provisions of Exhibits A, B, C, D, E, F, G, H, I and J which are incorporated by reference as a part herein.

#### **Section 5. ELECTRICITY NOT TO BE FURNISHED WITHOUT PERMIT**

It shall be unlawful for any public utility company or rural electric cooperative to make a new connection of electrical energy to a building or structure requiring a permit unless the structure shall have acquired the necessary building permit from the City of Tega Cay Building Inspections Department.

#### **Section 6. INSPECTION FEES**

Fees, in accordance with the Fee Schedule adopted by the City Council and attached hereto as Exhibit J, incorporated herein by reference as a part hereof, shall be payable according to the terms specified

#### **Section 7. EFFECTIVE DATE**

This ordinance shall take effect January 1, 2007.

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**FIRST READING:**        November 20, 2006  
**SECOND READING:**    December 18, 2006

Enacted this 18<sup>th</sup> day of December, 2006, by a majority vote of the duly  
elected City Council of the City of Tega Cay.

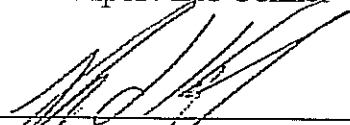
**SIGNED:**



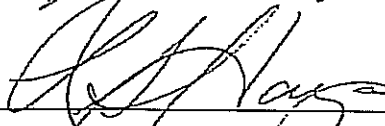
\_\_\_\_\_  
Mayor Bob Runde



\_\_\_\_\_  
Mayor Pro Tempore Les Conner



\_\_\_\_\_  
Councilmember Ron Kirby

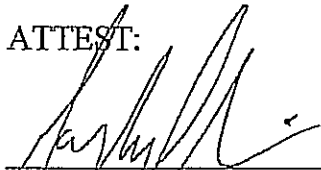


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Councilmember Larry S. Harper



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Councilmember John R. Dervay, II

ATTEST:



\_\_\_\_\_  
Grant W. Duffield

City Manager

## Exhibit J

### BUILDING AND BUILDING-RELATED FEE SCHEDULE

1.	Building Permits for proposed construction are required of all occupancy types for both new construction, additions to existing structures and renovations:	
	TOTAL COST VALUATION *	FEE
	\$1,000.00 and Less	\$35.00
	\$1,001.00 to \$50,000	\$35.00 for the first \$1,000.00, plus \$5.50 for each additional \$1,000.00 or portion thereof, up to and including \$50,000.00
	\$50,001.00 to \$300,000.00	\$304.50 for the first \$50,000.00, plus \$5.00 for each additional \$1,000.00 or portion thereof, up to and including \$300,000.00
	\$300,001.00 to \$500,000.00	\$1,554.50 for the first \$300,000.00, plus \$4.00 for each additional \$1,000.00 or portion thereof, up to and including \$500,000.00
	\$500,001.00 and Above	\$2,354.50 for the first \$500,000.00, plus \$3.00 for each additional \$1,000.00 or portion thereof.
2.	Plan Review is required of each new building or addition to an existing structure. This fee is applicable to all occupancy types. In "tract housing" where the plans may be duplicated, the Plan Review Fee is required of each separate house or apartment unit.	One-half of the Building Permit Fee based on Total Cost Valuation (see 1. above)
3.	House Moving	\$100.00

\* Valuation to be by the owner or contractor. The City may compare the proposed cost to the current Building Valuation Data provided by the International Code Council and other methods of construction cost estimating.

		FEE
4.	Demolition	
	Residential	\$100.00
	Other Occupancy Types:	
	• 0 to 50,000 cubic feet of building	\$250.00
	• 50,001 to 150,000 cubic feet of building	\$400.00
	• Over 150,000 cubic feet of building	\$400.00 plus \$.50 per each additional 1,000 cubic feet or portion thereof
5.	Appeal for Code-Related Issue to the Board of Building Code Appeals	\$300.00 with documentation of issue
6.	Work Without Permit	Double the Permit Fee
7.	Building Safety Inspection	\$50.00
8.	Building Permit Re-Inspection	
	General Re-Inspections	
	• 1 <sup>st</sup> Re-Inspection	\$25.00
	• 2 <sup>nd</sup> Re-Inspection	\$35.00
	• 3 <sup>rd</sup> Re-Inspection	\$50.00
	• 4 <sup>th</sup> Re-Inspection	\$75.00
	Final Re-Inspection	
	• 1 <sup>st</sup> Re-Inspection	\$50.00
	• 2 <sup>nd</sup> Re-Inspection	\$75.00
	• 3 <sup>rd</sup> Re-Inspection	\$100.00
	• 4 <sup>th</sup> Re-Inspection	\$125.00