

CHECKLIST FOR NEW CONSTRUCTION AND ADDITIONS

1. You must provide the City of Folly Beach with a SC DHEC permit for waste disposal. (Septic tank & drain field permit).
2. 2 site specific sets of plans that SC DHEC has approved (FOR A SINGLE FAMILY HOUSE OR DUPLEX). Must show house footprint and the location SC DHEC has chosen for their tank and field and be drawn to scale.
 - a. Site plans must also show FIRM (Flood Ins. Rate Map) lines.
 - b. Site plan must list total square footage of the building and square footage of impervious surfaces.
 - c. You must provide a Tree plan, in accordance with Chapter 93 of The Folly Beach Code of Ordinances, for all trees over 5” caliper affected by the construction.
3. A pre-construction Elevation certificate that is based on construction drawings. Elevations on Folly Beach are + 1 foot. An under construction elevation Certificate at the completion of the first floor (written permission from the Building Official is required to continue beyond the first floor), and an Elevation Certificate based on finished construction at the end of the job (this certificate is required at the time the C of O is issued).
4. Where applicable a V- Zone Certification Statement, and Break-a-way wall certification.

5. 5 sets of plans for commercial projects, and 2 sets for a residential project that are in accordance with the IBC 2006 or the IRC 2006 as amended by the State of SC. All the structural components and components of cladding (sheathing, windows, and exterior doors) must be engineered by Reg. South Carolina Architect or PE, with a current date and seal.

6. Plans must include the following:
 - a. Plans should clearly indicate type of windows or shutters to be used and the plan for meeting the *Wind Bourne debris requirement portion of the 2006 IRC. Include window and shutter specifications required by the IRC and IBC. **Note***; shutters must be in Place for a C of O.
 - b. Cover sheet for plans must indicate what codes were used in the design. (IRC 2006, NEC, IBC 2006, ASCE 7, National Green Building Standard, IECC).
 - c. The number of bedrooms must match the number of bedrooms approved by SC DHEC. **You may not** name rooms to circumvent this rule.
 - d. Plans must indicate the amount and type of exterior lighting.
 - e. Commercial projects and developments must submit amount and type of fixtures used for street lighting.

7. Any other item required by the City of Folly Beach Building Department ie. sea wall plans, pocket beach requirements, SCDOT permits, OCRM requirements, Land Disturbance permit from Charleston County Stormwater.

8. Where sewer is available you will need to pay all applicable fees and obtain a **Sewer Permit** signed by the Director of Public Works **prior to the issuance of a building permit.**

9. **Prior to issuance of a building permit** you will need a **Water System Permit** signed by the Director of Public Works and with all applicable fees paid.

10. You must have a Zoning permit signed by the Zoning Administrator.

11. A complete comprehensive list of all sub-contractors that are to work on the job and their Folly Beach Bus. License Number. Does your labor force have proper documentation to work in the US? Legal Aliens working in the US must have a Green Card.
12. Additions and renovations require a “Fair Market Appraisal” for structures that are Pre-FIRM (Pre-dates the Flood Insurance rate Map). Your renovations and additions may **not** exceed 50% of the “Fair Market Value” of the structure prior to the start of the renovation.
13. You Must have a **Storm Water Management Plan** in accordance with 53.17 of the Folly Beach Code of Ordinances. And a disturbance permit from Charleston County Stormwater.
14. You must have SCDOT Encroachment permit for driveways.