

Kiawah Island Residential Builders Meeting



- ✓ Overview of Building Department Policies
- ✓ Ordinance changes
- ✓ Residential Sprinkler Affidavit
- ✓ New FEMA Maps Coming to Town
- ✓ New Permitting Software Arriving in April
- ✓ Building in a Coastal Barrier Zone
- ✓ Open Forum Questions and Answers

Policies

- Plan review submittals
- Grills/outdoor Kitchens
- Company representative(s)
- Trade contractors
- Building access

PLAN SUBMITTAL

- All building plans shall be drawn to a minimum of a ¼" scale and produced on minimum sheet size of 24"x32"
- All site plans shall be drawn to a scale of 1"=10' minimum and produced on a minimum sheet size of 24'x32"

Plan submittal new projects/exterior renovations

- ✓ _ (3) sets of plans
- ✓ _ ARB approval both site plan stamped and ARB permit
- ✓ _ Encroachment permit

- ✓ Building permit application filled out completely
- ✓ Zoning application filled out completely
- ✓ Restricted covenants form completed
- ✓ CD copy of plans

Projects Involving Interior work only

- ✓ (2) sets of plans
- ✓ Encroachment permit
- ✓ Building permit application

GRILLS & OUTDOOR KITCHENS

- Grills/outdoor kitchens under a roof overhang or enclosed on porches shall be provided with a **TYPE I HOOD**.
- Type I hood** installations shall comply with all applicable sections of the **International Mechanical Code**.
- Exhaust hood shall not** be combined with any other exhaust, flue, or chimney.
- Area behind the grill shall have easily cleaned, non-combustible back splash. Back splash shall extend 18” beyond cooking surface of the grill, and 18” beyond the hood enclosure.
- Grills inserted in cabinetry to form an outdoor kitchen shall have a fire retardant material installed prior to the placement of grill. This area shall be inspected prior to the placement of the grill. Fire retardant material shall be in place for inspection.

Insulating liners, also known as insulated jackets, are created to provide a protective barrier between your built in grill head and any combustible materials that your kitchen island is made with. AOG built in grills are not insulated and therefore require (at minimum) 18" of clearances from unprotected combustible materials on every side. The insulating liners are created to protect your home, should your installation not meet these requirements.



- ❑ **Exception: Grills in accessory gazebos and other detached similar structures; with a ceiling height clearance of 8 feet, measured from grill surface , and all sides are open to fresh air, shall be exempt from meeting these requirements. Grills on open decks with a minimum clearance of 36” to all combustibles shall also be exempt.**

COMPANY REPRESENTATIVES

- ❖ Contracting companies who send a company representative to obtain permits, shall first provide a notarized list of names of those individuals authorized to obtain permits on behalf of the company to the Building Service Department. This information shall be provided on company letterhead.

TRADE PERMITS

Trade permits are issued for the following trades:

- ✓ Carpenters
- ✓ Painting
- ✓ Vinyl flooring
- ✓ Siding
- ✓ Wood floors
- ✓ Insulation
- ✓ Roofing
- ✓ Masons
- ✓ Stone work
- ✓ Dry wall
- ✓ Stucco
- ✓ Wallpaper

Residential Pool Installers

All work being conducted on Kiawah Island in excess of 200.00 dollars shall be permitted.

All Specialty Trade Contractors are required to be licensed by the Residential Builders Commission, a division of the South Carolina Labor, Licensing and Regulation Department.

Building Access

- Inspectors shall not climb site built ladders of any description.
- Access to adjacent floors shall be provided by construction steps.
- Inspectors violating this policy shall be reprimanded in the following manner:
 1. First offense- Verbal warning
 2. Second offense- written warning accompanied with two-day suspension without pay.
 3. Third offense- termination

ORDINANCE CHANGES

- ❖ Article 14, Chapter 3, Section 14-73 (8), and Section 14-78 (5)
Garages changed to 800 square feet
- ❖ Article 14, Section 14-78 (6)
Exception added to allow heating and cooling in access stairwells and anterooms, not to exceed 200 square feet.
- ❖ Article 15 new Section 15-105 (c)
Only gas fired fire pits shall be allowed on decks of single family dwellings. If the deck is of combustible construction, the building official shall approve a non-combustible material to be used beneath the fire pit extending no less than three feet in all directions as measured from the outer most edge of the fire pit. Fire pit placement shall remain no less than 5 feet to all other surrounding combustibles as measured from the outer most edge of the fire pit. Wood burning fire pits shall be prohibited.

Fire Code and Portable Gas-Fired Heating Appliances

Code Section: 603.4.2

603.4.2.1.2 Clearance to combustibles 5 feet

603.4.2.1.4 Shall not be located within 5 feet to exits or exit discharge.

603.4.2.2.1 Must be listed appliance

603.4.2.2.3 Shall be equipped with a tilt or tip-over switch that automatically shuts off the flow of gas.

603.4.2.2.4 Guard against contact- shall permanently guarded so as to prevent accidental contact by persons or material.

All Fire Pits are Prohibited On the Island



Residential Sprinkler Homeowner Affidavit



Town of Kiawah Island Residential Fire Sprinkler Affidavit

Owner's Name: _____
(Please Print)

Address: _____
(Please Print)

(Please Print)

Residential Homebuilder: _____
(Please Print)

I have reviewed the informational brochure provide by my Builder. I understand that South Carolina licensed plumbing contractors are permitted to install residential sprinkler systems; in accordance with Chapter 29 of the International Residential Code. I have decided to elect **not to install** residential sprinklers in my home.

I have reviewed the informational brochure provide by my Builder. I understand that South Carolina licensed plumbing contractors are permitted to install residential sprinkler systems; in accordance with Chapter 29 of the International Residential Code. I have decided to elect **to install** residential sprinklers in my home.

Signature of Homeowner: _____

Date: _____

Signature of Residential Homebuilder: _____

Date: _____

- DUE FALL OF 2015
- COASTAL A ZONES
- BFE CHANGES DUE TO SEA LEVEL RISE

NEW FLOOD MAPS ARE COMING



CONSTRUCTION IN A COASTAL BARRIER ISLAND ZONE

- ✓ Unstable soils
- ✓ No flood insurance available
- ✓ No federal grant monies available for the development
- ✓ No Federal, State, or Local assistance for clean-up after major storm events

NEW PERMITTING SOFTWARE

- ✓ Online permitting
- ✓ Online plan submittal
- ✓ Online plan review
- ✓ Builders can track sub-contractor inspection results through real time emails
- ✓ One overall building permit placard

Town of Kiawah Construction Permit

<u>Inspections performed:</u>	Yes	No	Initials	Date
Footing	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Bond Beam	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Sheathing	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Elect. Rough-in	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Plumbing Rough-in	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Mechanical Rough-in	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____

Anybody understand
What's going on ?



I'm lost...



Free board should
be 6 feet??



OPEN FORUM