1. Has the Town adopted the IFC?

Town Code § 4.200 provides that the Town "shall enforce the mandatory codes prescribed by the state building codes. South Carolina's mandatory-code statute expressly includes the fire code among the codes adopted by the Building Codes Council. S.C. Code § 6-9-50(A).

On August 3, 2015, the Town ratified an ordinance incorporating Charleston County Ordinance No. 1839, which amended both the County's building regulations and its fire-prevention and protection provisions.

2. Which edition applies?

The applicable statewide implementation cycle in October 2026 is the 2021 code cycle.

The Building Codes Council identifies January 1, 2023 as the effective date of the 2021 South Carolina Building Codes. The 2024 codes have a local implementation date of January 1, 2027. So, the present review should use the 2021 IFC with South Carolina modifications, while separately planning for the January transition..

3. Does § 3313 impose an obligation on subdivision developers?

The supplied provisions regulate conditions associated with construction:

- Section 3313.1 addresses water availability when combustible materials arrive, vertical combustible construction begins, and standpipes are installed.
- Section 3313.2 addresses combustible materials delivered to a construction site.
- Sections 3313.3–3313.3.3 address vertical construction, construction type, and separation distances.

The construction-site requirement is not, by itself, a subdivision-wide infrastructure obligation imposed on the original subdivider. Conversely, a developer who also owns or constructs the buildings cannot avoid an applicable construction requirement merely by characterizing itself as a subdivider.

4. Is the post-2006 subdivision cutoff supported?

The supplied 2006 provision ties water availability to combustible material arriving on the site; the supplied 2021 provisions likewise use construction events, not plat dates.

We should get clarification from the County, if needed, to explain:

- Whether 2006 reflects a separate local adoption, subdivision condition, or enforcement policy.

- Why otherwise comparable new construction on older lots would be treated differently.
- Whether any existing permit or project-specific approval changes the applicable requirements.

5. Does South Carolina exempt one- and two-family dwellings?

Yes, from the amended § 507.1 required-water-supply provision. But that does not necessarily exempt them from § 3313 during construction.

The South Carolina 2021 modification to **IFC § 507.1** expressly excepts one- and two-family dwellings, including attached or detached accessory structures. The regulation places that language in **Regulation 8-908**, while **8-909** addresses § 507.5.1 hydrant requirements.

The Town should not promise homeowners a complete construction-stage exemption based solely on § 507.1. The Town should request an authoritative explanation from the County of how the residential exception and construction-stage provisions operate together.

6. What flexibility exists for small rural developments?

§ 3313.1 expressly authorizes reduced fire-flow requirements where full requirements are impractical for isolated buildings or groups of buildings in rural areas or small communities.

This is discretionary relief, not an automatic exemption for every small development. A request should document the actual site conditions and proposed protection: building separation, construction type, nearby exposures, available water, apparatus access, construction staging, and any proposed alternative water source.

The provision also expressly allows temporary or permanent water supply. The Town should distinguish the County's encouragement of permanent infrastructure from a legally enforceable requirement to install it.