ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY OF CHESNEE, SOUTH CAROLINA, ADOPTING BY REFERENCE THE 2024 SOUTH CAROLINA BUILDING CODES, INCLUDING THE 2024 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, AND INTERNATIONAL FUEL GAS CODE, AS MODIFIED BY THE SOUTH CAROLINA BUILDING CODES COUNCIL; ADOPTING THE 2023 NATIONAL ELECTRICAL CODE AS MODIFIED BY THE SOUTH CAROLINA BUILDING CODES COUNCIL; PROVIDING FOR ADMINISTRATION AND ENFORCEMENT; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Chesnee, South Carolina, is authorized by the laws of the State of South Carolina to regulate construction and building activity within its jurisdiction; and

WHEREAS, Section 6-9-50 of the South Carolina Code of Laws provides for the adoption by reference of nationally recognized building codes and standards by the South Carolina Building Codes Council for statewide use; and

WHEREAS, the South Carolina Building Codes Council adopted the latest editions of the mandatory statewide building codes on August 26, 2025, including the 2024 editions of the International Building Code, International Residential Code, International Fire Code, International Plumbing Code, International Mechanical Code, and International Fuel Gas Code, together with the 2023 National Electrical Code, all as modified by the South Carolina Building Codes Council; and

WHEREAS, the South Carolina Building Codes Council established **January 1, 2027**, as the implementation date for the 2024 South Carolina Building Codes; and

WHEREAS, the City Council of the City of Chesnee desires to formally adopt the applicable South Carolina Building Codes and the administrative provisions necessary for their administration and enforcement within the City; and

WHEREAS, the City Council further desires that construction within the City of Chesnee be regulated consistently with the statewide requirements established by the South Carolina Building Codes Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESNEE, SOUTH CAROLINA, AS FOLLOWS:

SECTION 1. ADOPTION OF STATE BUILDING CODES

The City of Chesnee hereby adopts by reference, as though fully set forth herein, the following building codes, including all modifications adopted by the South Carolina Building Codes Council:

1. **2024 International Building Code (IBC), as modified by the South Carolina Building Codes Council;**
2. **2024 International Residential Code (IRC) for One- and Two-Family Dwellings, as modified by the South Carolina Building Codes Council;**
3. **2024 International Fire Code (IFC), as modified by the South Carolina Building Codes Council;**
4. **2024 International Plumbing Code (IPC), as modified by the South Carolina Building Codes Council;**
5. **2024 International Mechanical Code (IMC), as modified by the South Carolina Building Codes Council;**
6. **2024 International Fuel Gas Code (IFGC), as modified by the South Carolina Building Codes Council; and**
7. **2023 National Electrical Code (NEC), as modified by the South Carolina Building Codes Council.**

The codes identified above shall be known and enforced within the City of Chesnee as the applicable **South Carolina Building Codes**.

SECTION 2. STATE MODIFICATIONS

All modifications, amendments, exclusions, and additions adopted by the South Carolina Building Codes Council applicable to the codes identified in Section 1 are hereby incorporated by reference and shall apply within the City of Chesnee.

In the event of a conflict between the model code published by the International Code Council or National Fire Protection Association and a modification lawfully adopted by the South Carolina Building Codes Council, the South Carolina modification shall control.

The City shall not enforce any provision contrary to the mandatory requirements established by the State of South Carolina or the South Carolina Building Codes Council.

SECTION 3. ADMINISTRATION AND ENFORCEMENT

The City of Chesnee Building Official, Code Enforcement Official, or other properly authorized official designated by the City shall administer and enforce the building codes adopted by this Ordinance within the corporate limits of the City.

The Building Official shall have the authority granted by applicable South Carolina law and the administrative provisions adopted by this Ordinance to review plans, issue permits, conduct inspections, issue notices of violation, issue stop-work orders when authorized by law, and perform other duties necessary to administer and enforce the applicable building codes.

SECTION 4. ADMINISTRATIVE PROVISIONS

Pursuant to S.C. Code Ann. § 6-9-60 and applicable regulations of the South Carolina Building Codes Council, the City of Chesnee hereby adopts the administrative provisions of the applicable building codes to the extent permitted by South Carolina law, except where such provisions conflict with State law, regulations of the South Carolina Building Codes Council, or ordinances of the City of Chesnee.

Where a provision of an adopted code refers to a building official, code official, enforcing agency, or similar authority, that reference shall mean the duly appointed or designated Building Official or authorized enforcement official of the City of Chesnee, unless otherwise required by State law.

SECTION 5. PERMITS AND INSPECTIONS

No person shall construct, enlarge, alter, repair, move, demolish, or change the occupancy of any building or structure within the City of Chesnee when a permit is required by applicable law without first obtaining the required permit.

All required inspections shall be performed in accordance with the applicable South Carolina Building Codes and the administrative procedures established by the City.

SECTION 6. PERMISSIVE CODES

The City Council may, by separate ordinance or by amendment to this Ordinance, adopt any permissive code authorized by S.C. Code Ann. § 6-9-60, including:

- International Property Maintenance Code;
- International Existing Building Code;
- International Performance Code; and
- International Swimming Pool and Spa Code.

Any appendix or permissive provision intended to be enforced by the City shall be specifically identified and adopted in accordance with South Carolina law.

SECTION 7. ACCESSIBILITY REQUIREMENTS

Nothing in this Ordinance shall be construed to eliminate or lessen any accessibility requirement imposed by the State of South Carolina, including applicable requirements under South Carolina law governing accessibility and accessible and usable buildings and facilities.

SECTION 8. CONSTRUCTION AND CONFLICTS

All provisions of this Ordinance shall be interpreted and enforced in a manner consistent with the Constitution and laws of the State of South Carolina.

If any provision of this Ordinance conflicts with a mandatory provision of State law, a regulation of the South Carolina Building Codes Council, or another controlling State requirement, the State requirement shall control.

SECTION 9. EXISTING PERMITS AND PROJECTS

Projects for which a complete building permit application has been approved before the implementation date of the 2024 South Carolina Building Codes shall be governed by the building codes in effect at the time the permit was issued, to the extent provided by applicable South Carolina law and regulations.

Nothing in this Ordinance shall require an existing lawful structure to be brought into compliance with newly adopted requirements solely because of the adoption of these codes, except where otherwise required by law, the applicable building code, or a change in use, alteration, repair, or other regulated activity.

SECTION 10. REPEAL OF CONFLICTING ORDINANCES

All ordinances, resolutions, or portions thereof adopted by the City of Chesnee that are in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 11. SEVERABILITY

If any section, subsection, paragraph, sentence, clause, phrase, or portion of this Ordinance is determined to be invalid or unconstitutional by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this Ordinance.

SECTION 12. EFFECTIVE DATE

This Ordinance shall become effective **January 1, 2027**, consistent with the implementation date established by the South Carolina Building Codes Council for the 2024 South Carolina Building Codes.

SECTION 13. ADOPTION

This Ordinance shall be adopted following the procedures required by the laws of the State of South Carolina and the ordinances and procedures of the City of Chesnee.

DONE, RATIFIED AND ADOPTED by the City Council of the City of Chesnee, South Carolina, this 9 day of November, 2026.

CITY OF CHESNEE, SOUTH CAROLINA

By: _____
Mayor

Attest:

Shellie Main

City Clerk

First Reading: October 12, 2026

Second/Final Reading: November 9, 2026