

City of Pickens Permitting Requirements:

When permitting is required:

- Permitting is required when any owner or owner's authorized agent intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any electrical, gas, mechanical or plumbing system. For licensing requirements, please refer to Page 4. **Ref. 2021 SCBC 105.1**

Exceptions:

- There are several exceptions where projects and work to be performed do not require permitting. The exceptions listed below do not require permitting prior to the commencement of work. Exceptions are listed by trade. **Ref. 2021 SCBC 105.2**

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).
2. Fences not over 7 feet (2134 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any *basement* or *story* below and are not part of an *accessible route*.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

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Building (Continued):

8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated *swimming pools* accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family *dwellings*.
12. Window awnings in residential and agricultural occupancies, supported by an *exterior wall* that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
14. Repairs to siding or roofing within existing installations.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including the replacement of lighting fixtures or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.
2. **Radio and television transmitting stations:** Electrical equipment used for radio and television transmissions but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** Installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Installation of portable heating appliances.
2. Replacement of any minor part for a gas appliance that does not alter approval of equipment or make such equipment unsafe.

(Continued)

Mechanical:

1. Installation of portable heating appliances.
2. Installation of portable ventilation equipment.
3. Installation of a portable cooling unit. I.E: Window air units, portable ac units.
4. Replacement of steam, hot or chilled water piping **within any heating or cooling equipment**.
5. Replacement of any part of an HVAC appliance that does not alter its approval or make it unsafe.
6. Installation of a portable evaporative cooler.
7. Installation of self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided. However, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained prior to commencement of work.
2. Clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of toilets, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. Fixture repairs that do not involve the replacement or rearrangement of valves, pipes, or fixtures.

Please note that work not requiring permitting still requires full compliance with zoning and ordinances established by the City of Pickens. Additionally, any contractor performing work within City Limits is not exempt from business licensing if permitting is not required.

Licensing Requirements for Permitted Work:

Residential:

Licensing is required for any contractors seeking permitting for work on any residential project where the cost of the work exceeds \$5,000. Licensing must be through the SCLLR Residential Builders Commission or Contractors Board. If performing specialty or single-trade work, then residential specialty licensing or single-trade residential license.

Commercial:

A General or Mechanical Contractor's license is required for anyone performing commercial construction over \$10,000 in the regulated classifications listed in Title 40, Chapter 11, Section 40-11-410. Licensure must comply with the cost limits as defined by SCLLR for each license classification.

Regulated classifications: <https://www.scstatehouse.gov/code/t40c011.php>

Non-Regulated Work:

For work exempt from licensing requirements please refer to the below attachment form SCLLR listing work outside of the regulated classifications listed in Title 40, Chapter 11, Section 40-11-410. Please note that permitting is still required for non-regulated work.



South Carolina Department of Labor, Licensing and Regulation

South Carolina Contractor's Licensing Board

110 Centerview Dr. • Columbia • SC • 29210

P.O. Box 11329 • Columbia • SC • 29211

Phone: 803-896-4686 • Contact.CLB@llr.sc.gov • Fax: 803-896-4814

llr.sc.gov/club

NON-REGULATED WORK - NO LICENSE REQUIRED

ALTHOUGH NO SPECIFIC LICENSE IS REQUIRED TO PERFORM THE WORK LISTED BELOW, PORTIONS OF THE WORK THAT ARE REGULATED BY THIS BOARD MAY REQUIRE A GENERAL OR MECHANICAL CONTRACTOR LICENSE WITH THE APPROPRIATE CLASSIFICATION(S) PURSUANT TO SC CODE ANN. §40-11-410 WHEN THE TOTAL COST OF CONSTRUCTION FOR THE REGULATED WORK IS GREATER THAN \$10,000.

- ASBESTOS REMOVAL ([SC-DES](#))
- BILLBOARDS / SCORE BOARDS / SIGNS ¹
- COMMERCIAL CARPET INSTALLATION
- CLEANING: DUCTS / STORM DRAINS / TANKS / WATER-SEWER LINES ²
- COMMUNICATIONS (telephone/computers) ³
- CRANES (temporary, assembly, maintenance, and transporting)
- DEBRIS REMOVAL
- DEMOLITION ([SC-DES](#))
- ELEVATORS ([LLR-Elevators](#))
- EQUIPMENT / MACHINERY / GENERATORS (assembly and setting only) ⁴
- EXTERIOR RECREATIONAL SURFACES ⁵
- FENCING (except Concrete, Masonry or Electric) ⁶
- FIRE SUPPRESSION SYSTEMS (non-water based systems only) ⁷
- HAULING
- IRRIGATION (except back flow device)
- LAND CLEARING / GRUBBING
- LANDSCAPING
- LOW VOLTAGE CABLE WIRING AND INSTALLATION (except Boring & Tunneling)
- PLAYGROUND EQUIPMENT
- PRESSURE VESSELS (except Boilers)
- SCALES ([SC Dept. of Agriculture](#))
- SCAFFOLDING (non-permanent)
- SEAL COATINGS
- SEPTIC TANKS ([SC-DES](#))
- WELL DRILLING ([LLR-Environmental Certification](#))

A license is required for any regulated work listed below if the total cost of construction is greater than \$10,000:

1. Internal electrical work does not require a license; however, the final connection to the power source requires the "Electrical" license classification.
2. Cleaning only. Disassembly/modification/repair/replacement requires licensure: Ductwork = "Air Conditioning" or "Packaged Equipment" license classification. Storm Drains/Water/Sewer Lines = "Water & Sewer Lines" license classification. Tanks (depends on type of tank): "Pipelines", "A/C" or "PK", "Plumbing", "Refrigeration", or "Water & Sewer Lines" license classification.
3. Communication Towers require a "Structural Framing" license classification. A communications building requires a "Building" license classification. A concrete slab or foundation requires a "Concrete" license classification.
4. Connections to utilities, structural modifications and concrete work requires the "Electrical", "Building" or "Concrete" license classification.
5. Asphalt or concrete surface work requires the "Asphalt Paving" or "Concrete Paving" license classification.
6. Electric Fencing requires obtaining a Burglar Alarm license. See: <https://llr.sc.gov/club/licensure.aspx>
7. Water-based systems require a "Fire Sprinkler" license. See: https://llr.sc.gov/club/licensure_sprinkler.aspx

Resources:

- SC-DES (SC Dept. of Environmental Services) - (803) 898-3630
- LLR Office of Elevators and Amusement Rides - (803) 896-7630
- SC Department of Agriculture - (803) 734-2210
- LLR Environmental Certification Board - (803) 896-4430

General and Mechanical Contracting Practice Act:

- See SC Code Ann. §40-11-410 for all regulated classifications of work requiring a license: www.scstatehouse.gov/code/t40c011.php