



RESIDENTIAL NON-OCCUPYING OWNER-BUILDER FORM

Please complete this form if you are not licensed by the S.C. Department of Labor, Licensing, and Regulation and wish to do work that requires a license at a residence that you rent to someone else.

CONTACT INFORMATION

Name: _____
Address: _____ Phone number: _____

STATEMENTS OF UNDERSTANDING

Please read and initial each statement.

Initials _____ I hold title to the above property.

Initials _____ I understand that for construction that is less than 5,000 square feet, I can do any work except for structural or mechanical work. I understand that for construction that is more than 5,000 square feet, I must have a licensed contractor to do all of the work.

Initials _____ I plan to do all work except for structural work or mechanical work on construction that is less than 5,000 square feet.

Initials _____ I understand that I must abide by all land use planning ordinances and building code regulations that are in effect at the time that I apply for a permit.

Initials _____ I understand that the Town of Lexington's building inspectors enforce and interpret the 2006 International Residential Code. I have a copy of this code book, or will purchase a copy (www.sbcci.com), or will review a copy at the Town of Lexington's Department of Planning, Building, and Technology (the Department cannot give or lend you a copy).

Initials _____ I understand that the Town of Lexington's Building Official and Building Inspectors will not design, alter, or give advice on how to meet the 2006 International Residential Code but will make sure that the structure meets the code.

Initials _____ I understand that I cannot sell this property until two years after the completion of the construction.

Initials _____ I plan to do all of the construction myself.

OR

Initials _____ I plan to do part of the construction myself and to hire subcontractors to do the rest of the work.

If you plan to hire any subcontractors, please read and initial each of the following statements.

Initials _____ I understand that all subcontractors whom I compensate for work performed are required to have proper licenses from the S.C. Department of Labor, Licensing, and Regulation. If any of my subcontractors do not have the proper state license, I will be held responsible.

Initials _____ I understand that if all subcontractors whom I compensate for work performed are required to have business licenses from the Town of Lexington. If any of my subcontractors do not have a business license, I will be held responsible. However, I may obtain one Town of Lexington business license to cover all work done by my subcontractors if I wish.

Initials _____ I understand that my subcontractors must obtain a building permit from the Town of Lexington for the work that they perform. However, I may obtain one building permit to cover all work done by my subcontractors if I wish.

Initials_____ I understand that the Town of Lexington will not become involved with disputes between me and my subcontractors. I understand that I must handle any disputes with subcontractors.

Initials_____ I understand that my employees (persons directly employed by me) are subject to state and federal laws, including but not limited to occupational safety, family and medical leave, worker's compensation, social security, income tax withholding, and minimum wage laws.

Initials_____ I understand that if any person gets injured on my construction project, they may be entitled to worker's compensation. If he/she does not have a worker's compensation policy, I could be held liable for medical and related costs possibly including loss of wages during recovery from the injury.

I have read, understand and will abide by all of the above information.

Signature: _____ **Date:** _____