



## INSPECTORS

Commercial & Residential: **Brent Hawkins**, Building Official - Desk: (803) 951-4650 Email: bhawkins@lexsc.com

Residential: **Tyler Mathias** - Desk: (803) 358-1576 Email: [tmathias@lexsc.com](mailto:tmathias@lexsc.com)

Residential: **Tim Stroupe** - Desk (803) 951-4666 Email: [tstroupe@lexsc.com](mailto:tstroupe@lexsc.com)

**BUILDING INSPECTION LINE: (803) 358-7267**

\*You will be leaving a voicemail when calling in for an inspection, please have the permit #, address, and type of inspection ready. If you have questions for the inspectors please call their line directly, but do not call them directly to request an inspection. Inspections called in will be scheduled for the next business day the voicemail is left. You may request an AM or PM Inspection otherwise the inspection will be done at some point that day with no set time.\*

**\*Placards must be visibly posted on the job site. A set of approved plans must be accessible on site for inspectors\***

\*Re-inspection fees start at \$58.40 and increase when multiple re-inspections are required. Re-inspection fees can be paid in person at our customer service windows on the 1<sup>st</sup> floor of Town Hall, or by phone with our finance department at (803) 951-4630. Please have permit # and address ready (Visa, MasterCard, Cash or Check are the only acceptable forms of payment).

### INSPECTIONS:

#### Residential & Commercial:

- **ROUGH UNDER:** Test on Water Supply & Drain
- **FOOTING:** Setbacks; per plans – Trenches dug & forms erected; Rebar and bond (ufer ground) installed
- **SLAB:** Vapor Barrier & Wire (if required); Termite Protection
- **FOUNDATION:** Piers & curtain wall; piers straight & capped; Debris Removed
- **FRAMING:** Framing & wall bracing; Columns; Sheathing, Vapor barrier, Roofing, Flashing
- **ROUGH-IN:** Electrical, Plumbing with test on both drain and supply; Fire stopping; HVAC
- **INSULATION**
- **ELECTRICAL, GAS**
- **FINAL**

#### Commercial Specific Inspections Required:

**PARKING LOT:** Distance between driveways; sight clearance

**CURBS:** Setbacks; Greenspace

**FINAL INSPECTION:** Ready for occupancy, all trades; lot graded; Excess building material & Trash Removed; Landscape complete; Fire Marshal Inspection (before CO can be granted); Utilities – Water/sewer; Grease trap (if required)

\*Commercial Signage requires separate permitting approval. **ALL SIGNS MUST BE INSPECTED ONCE INSTALLED.**

**Fire Marshall Inspection line: (803) 785-8145**

**Sewer Tap/Utilities Inspection line: (803) 359-2434**

**Landscaping Inspection: (803) 359-1027**

**Engineering: (803) 951-4646 Transportation/Streets: (803) 358-7273**

#### Residential Specific Inspections Required:

**DRIVEWAY:** Setback & Right-of-Way

**WALKWAY:** Properly formed to steps

**FINAL INSPECTION:** Ready of Occupancy/Lot graded; Excess building material & trash removed; Utilities – Water/sewer

#### **Current Building Codes:**

2018 SC or International Building Code with SC modifications

2018 SC or International Residential Code with SC modifications

2018 SC or International Fire Code with SC modifications

2018 SC or International Plumbing Code with SC modifications

2018 SC or International Mechanical Code with SC modifications

2009 International Energy Conservation Code

2018 SC or International Fuel Gas Code with SC modifications

2017 National Electric Code

**\*SEE BACK SIDE FOR ADDITIONAL ORDINANCE INFORMATION AND REQUIREMENTS\***

- COMMERCIAL CONSTRUCTION IS ALLOWED BETWEEN THE HOURS OF 6AM AND 9PM ON WEEKDAYS. AND 8AM TO 9PM ON WEEKENDS.
- BUILDING MATERIALS, DEBRIS AND TRASH MUST BE CONTAINED ON SITE THROUGH THE DURATION OF CONSTRUCTION.
- SANITARY FACILITIES MUST BE PROVIDED FOR WORKERS.
- BUILDERS ARE RESPONSIBLE FOR BROKEN OR NON-COMPLIANT SIDEWALKS. NO C/O WILL BE ISSUED UNTIL REPAIRED OR CORRECTED.
- RESIDENTIAL DRIVEWAY IN THE RIGHT-OF-WAY CANNOT BE LOWER THAN THE CURB HEIGHT. CALL FOR INSPECTION.
- RESIDENTIAL DRIVEWAYS MUST MEET 4FT SETBACKS.
- BUILDERS MUST PUT WATER/SEWER SERVICE IN THEIR NAME FOR THE DURATION OF CONSTRUCTION. SERVICES WILL BE ABLE FOR TRANSFER AFTER C/O IS ISSUED.
- BACKFLOW PREVENTERS ARE REQUIRED ON WATER SUPPLY SYSTEMS. THE TOWN WILL SUPPLY PREVENTERS ON RESIDENTIAL CONSTRUCTION FOR UP TO 1" LINES. (THE TOWN DOES NOT SUPPLY REQUIRED IRRIGATION SYSTEM BACKFLOW PREVENTORS. THESE MUST BE TESTED AND REPORT SUBMITTED)
- BACKFLOW PREVENTORS ARE REQUIRED ON SEWER SYSTEMS.
- PRESSURE REDUCING VALVES ARE REQUIRED WHEN WATER PRESSURE EXCEEDS 80PSI.
- WATER SUPPLY STUB-OUTS ARE TO BE RETURNED TO THE TOWN.
- SOIL EROSION MEASURES WILL BE ENFORCED.
- DO NOT REMOVE OR TAMPER WITH WATER METERS. VIOLATORS CAN FACE \$500 FINE.
- DO NOT FOR ANY REASON USE UNMETERED TOWN WATER. VIOLATORS FACE COURT SITUATION.
- LEAD FREE SOLDER AND FLUX ARE REQUIRED BY FEDERAL LAW.
- LEXINGTON HAS NO BURN ORDINANCE. COMMERCIAL CONTRACTORS CAN USE A BURN BARREL FOR WARMTH ONLY. NO TOXIC MATERIAL CAN BE BURNED. WHEN CLEARING, TREES, ETC. CAN BE BURNED IF PLACED IN A HOLE AND BLOWERS ARE USED. APPROVAL BEFORE BURNING IS REQUIRED.
- UNDERGROUND UTILITIES ARE REQUIRED.
- SETBACKS INCLUDING CURBING ARE MEASURED FROM THE PROPERTY LINE.
- GREASE TRAPS ARE REQUIRED FOR RESTAURANTS/COOKING AREAS & OIL SEPERATORS ARE REQUIRED IF THE ACTIVITY DICTATES.

HOW TO REGISTER FOR INSPECTION REQUESTS ONLINE:

- 1) Go to our website [www.lexsc.com](http://www.lexsc.com). Click on Pay Online and select Building Projects
- 2) Click on Register, and create an account
- 3) When you submit your registration request it will give you a confirmation number. The request will be sent to a permitting official for approval. Approval times may vary. If the permitting department has not approved your request within a business week, contact our permitting department for more information.
- 4) Upon registration approval, the Building Projects page will be accessible to request inspections only. \*no online permits can be accepted at this time\*