VETTABLE METAL BUILDINGS

South Carolina permit & load checklist

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Use this checklist to gather everything your South Carolina building official, engineer, and manufacturer will ask for before your steel building can be permitted, fabricated, and erected.

SOUTH CAROLINA DESIGN CRITERIA

GROUND SNOW LOAD
5–15 psf ground snow

DESIGN WIND SPEED
110–150 mph (coastal)

SEISMIC DESIGN CATEGORY
Category B–C

LOCAL CONDITIONS
Charleston-area seismic plus coastal wind make this one of the more demanding Southeast markets.

SC PERMITTING NOTES
SC requires sealed drawings; coastal counties add wind-borne debris and flood review.

DELIVERY & FREIGHT
Regional plants deliver quickly along I-26 and I-85.

SITE & PROPERTY

- [ ] Confirm parcel number, legal description, and recorded property lines.
- [ ] Verify zoning district, allowed use, and maximum building height / lot coverage.
- [ ] Check front, side, and rear setbacks plus any easements or right-of-way.
- [ ] Confirm flood zone designation and whether an elevation certificate is required.
- [ ] Document site access for a 70-foot delivery truck and crane staging area.
- [ ] Note grade change across the pad and any required cut, fill, or retaining work.
- [ ] Locate utilities: power service size, water, septic or sewer, and gas.
- [ ] Call 811 for underground utility locates before any excavation.

ENGINEERING & LOADS

- [ ] Confirm the locally adopted building code edition and amendments in your South Carolina jurisdiction.
- [ ] Verify ground snow load for your parcel — statewide typical: 5–15 psf ground snow — including drift and unbalanced snow.
- [ ] Verify design wind speed and exposure category — statewide typical: 110–150 mph (coastal).
- [ ] Confirm seismic design category and site soil class — statewide typical: Category B–C.
- [ ] Order a geotechnical report or confirm the presumptive soil bearing value.
- [ ] Confirm frost depth and required footing depth for the foundation design.
- [ ] Specify collateral loads: lighting, sprinklers, mechanical, ceiling, or crane.

- [ ] Request sealed drawings and calculations from an engineer licensed in South Carolina.

PERMITTING PACKAGE

- [ ] Completed building permit application and owner authorization.
- [ ] Site plan showing setbacks, drainage, parking, and access.
- [ ] Foundation plan with anchor bolt layout and reaction table.
- [ ] Stamped structural drawings and design calculations for the metal building.
- [ ] Energy code compliance documentation for conditioned space.
- [ ] Stormwater / land-disturbance permit if new impervious area triggers review.
- [ ] Driveway, culvert, or road-access approval where required.
- [ ] Septic or sewer connection approval and well permit if applicable.
- [ ] Fire marshal review for occupancy, exits, and sprinkler requirements.
- [ ] HOA or architectural committee approval if the property is in a covenanted subdivision.

BUILDING SPECIFICATION

- [ ] Final dimensions: width, length, eave height, and roof pitch.
- [ ] Frame type: clear span or modular, and bay spacing.
- [ ] Panel profile, gauge, and paint system with warranty term.
- [ ] Door schedule: overhead, roll-up, sliding, and walk doors with sizes.
- [ ] Window and skylight quantity, size, and locations.
- [ ] Insulation system and R-values for roof and walls.
- [ ] Gutters, downspouts, wainscot, and trim colors.
- [ ] Lean-tos, canopies, porches, and future expansion end wall.

COMMON SOUTH CAROLINA BUILDING EXAMPLES

- [ ] Manufacturing Building — 100×200×24. Greenville supplier plant with a crane bay and 24-foot eave.
- [ ] RV & Boat Storage — 40×160×16. Myrtle Beach storage row engineered for 150 mph wind.

QUESTIONS TO ASK BEFORE YOU SIGN

- [ ] Is the quoted price a kit only, kit plus erection, or complete turnkey?
- [ ] Are freight, unloading, and crane time included?
- [ ] Who is responsible for the permit submittal and any revision cycles?
- [ ] What is the anchor bolt and foundation scope, and who pours the slab?
- [ ] What is the fabrication lead time and price-hold period on the steel?
- [ ] What is the payment schedule, and what happens if the permit is delayed?

Preliminary estimate. Subject to site verification, engineering review, local building-code requirements, final material pricing, and foundation review.

Values shown are typical statewide ranges for South Carolina and are not a substitute for a code review of your specific parcel. Confirm every item with your local building department and the engineer of record.

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