



Requirements for use of storage structures as a residential dwelling.

The request of the public to use storage building as residential dwellings has prompted this basic guideline to be produced. **It is not all of the requirements that are necessary to convert one of these structures to a dwelling but will serve as a guide in getting the process started so a review of the potential home may begin. This review will compare submitted items with the latest requirements of the International Residential Code.**

- ✓ Proposed structure must be approved by the appropriate zoning administrator for the city, town, or county where it is to be installed. Approval letter must be submitted with application if within any town or city limits within the county of Orangeburg. If outside of city or town limits, the zoning approval will be submitted upon during your application with this office. See Permit application for details. **Permit Application must be COMPLETE including site drawing.**
- ✓ If **no** existing wastewater system is currently on-site, an "Approval to Operate Onsite Wastewater System" sheet from D.H.E.C. must be submitted with your application. If an existing system **is** on-site and you would like to utilize it, a "Certificate of Existence of a Wastewater Disposal System Verification Only" (**Failure to Fill in all information will result in rejection of your application**) sheet must be submitted with your application. This form is available at our permitting counter.
- ✓ 2 copies of a S.C. Licensed Engineer's drawings (Stamped & Signed) must be submitted that indicates all:
 - Footing sizing, location, and structural reinforcement
 - Foundation construction procedures, Uplift/Tie Down prevention procedures.
 - Any necessary alterations or additional work that needs to be performed to make this structure meet the current guidelines of the International Residential Code that is in effect at time of application. This may include items such as increased ceiling heights, emergency egress requirements, minimum room sizes, smoke detection items, insulation values, increasing minimum outside door sizing, and additional blocking and nailing for wall sheer panels. **These are not the only items that will need addressed** but a small example of the items that may need addressed.
- ✓ Provide an overall floor plan with room dimensions and proposed uses of these rooms. All windows, and doors with sizes must be shown on this plan.
- ✓ Indicate type of permanent heating system.
- ✓ Obtain a copy of "Orangeburg County 1&2 Family Dwelling Requirements" which is available at the permitting counter. This will also aid you in the basic drawing and code requirements that will have to be met.

Please be advised that when considering the use of a storage structure as a residential dwelling, these structures are not constructed to meet current Residential Codes and considerable modifications may have to be done to bring these structures up to current code requirements. These costs may offset any savings that may occur by purchasing a storage structure. THERE IS A REASON THEY ARE DEEMED STORAGE AND NOT DWELLING.