



North Carolina | South Carolina | East Tennessee | Georgia

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Honorable Stephen L. Goldfinch  
PO Box 142  
Columbia, SC 29201

Subject: Senate Bill 579

Dear Senator Goldfinch:

I am writing to request that you not approve SC Senate bill 579 seeking changes to the South Carolina Building Codes.

I have been involved in the sale and application of commercial Mechanical, Plumbing and Electrical equipment in South Carolina for almost 40 years. My company that I founded 22 years ago, is based in Mount Pleasant. I am a Life Member of ASHRAE and hold that seat on the Governor's Advisory Committee on Energy Independence and Sustainable Construction. I have several major concerns about the changes proposed in this bill:

- Section 6-9-9: I oppose the appointment of the technical review committees by “the head of the department, upon recommendations by the Senate Labor, Commerce and Industry Committee”. I believe the technical review committees should be appointed by the Governor upon recommendations by the Building Code Council.
- Section 6-9-40 (3): The requirement for a “preliminary fiscal impact reflecting estimates of costs”. Estimating these costs and assigning quantitative estimates is almost impossible and can be easily manipulated by any analysis performed by a biased party. This is a tactic to delay future changes or updates to the codes.
- Section 6-9-50 (A): The proposal not requiring the use of a nationally known code. Our current law allows the Building Code Council to modify the ICC codes as required based on circumstances unique to South Carolina. The current system works very well and does not need to be changed. If we were to allow a locally written code, the questions beg of who would write it, where would the expertise and research come from and **who would pay for it?** Would this code survive legal challenge from insurance carriers and would FEMA still pay claims in SC?
- Section 6-9-62(C). The addition of the word affordability. The question begs affordable to who and decided by who based on what? This is a very nebulous term that can be misconstrued in many ways.

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It is my belief that this bill supported by the Home Builders Association of South Carolina, is an attempt to delay or freeze any future editions or modifications of the SC building codes. This is not for the benefit of the general public or homeowners only the homebuilders. This bill is widely opposed by almost all of us in the commercial construction business, and many important stakeholders in the residential business.

Thank you for your considerations and please feel free to contact me if you have any other questions concerning this matter.

Sincerely,

T. Randall Jones

President, Chapman Company