Quarterly Contractor Meeting

Tuesday, October 13, 2026 at 12:00 PM

Rotary Community Center at Oscar Frazier Park, 11 Recreation Court

AGENDA

I. INTRODUCTIONS

II. WATERSHED MANAGEMENT

III. CUSTOMER SERVICE

IV. BUILDING SAFETY

V. DISCUSSION & QUESTIONS

NEXT MEETING DATE: Tuesday, January 12, 2027

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

ONLY RAIN DOWN THE DRAIN

Illicit Discharge & Detection & Elimination (IDDE) in the Town of Bluffton

WHAT IS AN ILLICIT DISCHARGE?

ANY substance other than stormwater that enters the Town's stormwater conveyance system — the network of ditches, drains, ponds, rivers, and streams that move stormwater and runoff directly to our local waterways without treatment.

Enforcement

Anyone found committing an illicit discharge will be committing a violation subject to a civil penalty of **$500 per violation**, and if this action continues, may lead to further enforceable actions being taken such as the revocation of Town business licenses.

Environmentally friendly, biodegradable, and green products are still considered illicit discharges.



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HEART OF THE LOWCOUNTRY

To report illicit discharges or illegal dumping, call **843-706-4500**
or visit SeeClickFix - Bluffton

Watershed Management Division

Proper Pollution Prevention



Fertilizers & Pesticides

Use only the recommended amount, never before a large storm, and never near waterways.



Concrete Stations

Establish a “pour station” that contains the cement mixture.



Fats, Oils & Grease

Dispose in grease trap, or let cool and solidify in a disposable container before disposing in garbage.



Paint Storage

Store with lid or in covered area. Wipe brushes, air dry paint or use paper towels.



Gas & Motor Oil:

Empty and wipe drip pans when they are half-full.

Proper Spill Prevention

- Keep spill kits on site and in vehicles to quickly manage leaks or spills.
- Never hose a spill down the storm drain.
- Use absorbents, like kitty litter, on wet spills.
- Sweep all granular materials.
- Properly dispose of all materials in your garbage can.
- Use secondary containment for hazardous substances.
- Ensure materials and trash cans remain covered.



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or visit **SeeClickFix - Bluffton**

Watershed Management Division



Stormwater Program

The Town of Bluffton is designated as a Municipal Separate Storm Sewer System (MS4), a water quality program mandated by the state and federal governments under the clean water act.

This program requires the development, implementation, and enforcement of a construction site inspection program for sediment, erosion, and stormwater controls.

As part of the construction site inspection program, sediment and erosion control inspections are conducted at sites located within the Town's jurisdiction on a monthly basis, at a minimum.

Construction site erosion has been identified as a potential source of water pollution. By employing Best Management Practices (BMPs), you can significantly reduce the amount of sediment released into Bluffton's waterways.

Do your part to help keep our local waterways clean!

Resources

- **Town of Bluffton's Web Site**
  http://www.townofbluffton.sc.gov
- **Town of Bluffton's Stormwater Design Manual Web Site**
  https://www.townofbluffton.sc.gov/pdfs/stormwater-manual.pdf
- **Town of Bluffton's Unified Development Ordinance (UDO) Web Site**
  https://www.townofbluffton.sc.gov/Documents/izone.pdf
- **SC DHEC Stormwater Web Site**
  http://www.scdhec.gov/HomeAndEnvironment/Water/Stormwater/
- **SC DHEC BMP Handbook Web Site**
  http://www.scdhec.gov/Environment/WaterQuality/Stormwater/BMPHandbook/
- **Lowcountry Stormwater Partners Web Site**
  https://www.clemson.edu/extension/carolinaclear/regional-consortiums/lsp/index.html

Town of BLUFFTON South Carolina

SEDIMENT & EROSION CONTROL PRACTICES

for the Single-Family Residential Builder



Courtesy: Town of Bluffton Watershed Management

Construction Checklist

THE FOLLOWING CHECKLIST WILL ASSIST YOU IN ENSURING THAT APPROPRIATE FACTORS HAVE BEEN CONSIDERED THROUGHOUT THE CONSTRUCTION PROCESS:

PRIOR TO CONSTRUCTION

- Install Perimeter Controls: Identify the areas where sediment runoff could leave the construction site and install perimeter controls to minimize the potential for off-site sedimentation. This could include controls such as silt fence, construction entrances, storm drain inlet protection devices, or other Best Management Practice (BMP) control measures to minimize sediment runoff.

DURING CONSTRUCTION

- Maintain Erosion & Sediment Controls: Inspect the site at least once a week and after storm events to ensure proper functioning of all BMPs. Maintain controls until construction activities are complete and any disturbed areas are stabilized. Clean any curbing/roadways of sediment and debris.
- Concrete Washout: Utilize concrete washouts while pouring house foundations, driveways, and sidewalks.
- Dewatering: Dewatering practices may be necessary on your site. Due to the individual nature of each dewatering practice, the Town's Watershed Management Division shall be notified at least 24 hours prior to any dewatering activity as an inspection of the site may be required.

POST CONSTRUCTION

- Revegetate and Stabilize Site: Immediately
- Remove all Erosion and Sediment Control Measures.

Your Site is Your Product

PROPER INSTALLATION AND MAINTENANCE OF THE BMPS ON YOUR WORK SITE IS A REFLECTION OF YOUR BUSINESS.



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STORMWATER BEST MANAGEMENT PRACTICES (BMPS) FOR CONTRACTORS & SUBCONTRACTORS

Town of BLUFFTON South Carolina

SEDIMENT & EROSION CONTROL: WHAT THIS MEANS FOR YOU

When land is disturbed at construction sites, the erosion rate accelerates dramatically. Sediment leaving these sites has negative impacts on the water quality of our local waterbodies.

Depending on your line of work as a contractor/subcontractor, you may be responsible for the installation, maintenance, or utilization of sediment and erosion control devices and proper illicit discharge prevention techniques. Together, these devices and techniques are considered Best Management Practices (BMPs). What follows is info on commonly used BMPs.

CONSTRUCTION ENTRANCE

Every construction site should have a construction entrance a minimum of 15'L x 10'W complete with underlying fabric and a minimum of 6" of stone to prevent sediment from being carried off-site by vehicles.

The stone must be washed or replaced whenever the entrance fails to reduce the amount of sediment tracked off-site and roadways should be swept regularly.



SILT FENCE

Silt fence must be properly trenched in 6" in depth and back filled along the boundary of the site prior to land disturbance and must remain in place until the site has achieved final stabilization.

Establish a routine of checking silt fence on your site weekly, especially immediately following a rain event. Remove accumulated sediment exceeding 1/3 the height of the silt fence and repair any fallen or damaged sections.



INLET PROTECTION

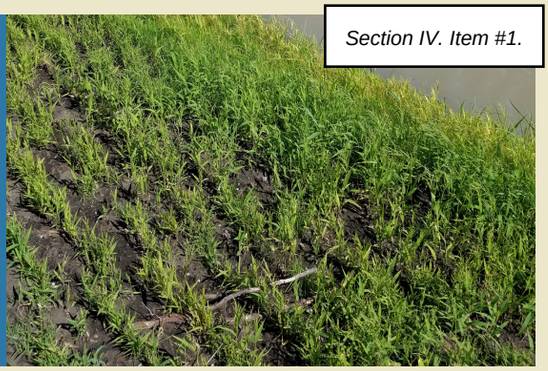
Inlet protection must be installed at every inlet located within the site and downstream of the site to prevent sediment from entering the stormwater system.

Replace inlet protection that has deteriorated or becomes full of sediment and keep inlet protection in place until the site work is completed and final stabilization is achieved.



TEMPORARY & PERMANENT STABILIZATION

The purpose of stabilization is to control runoff and reduce erosion and sedimentation by providing coverage to areas that would otherwise lay bare for long periods of time. Temporary or permanent stabilization is required within 14 days after construction activity is complete and final stabilization of the site requires a 70% overall coverage rate.



CONCRETE WASHOUT STATION

Concrete washout water (washwater) is a slurry containing toxic metals harmful to aquatic life. Concrete washout stations should be utilized to prevent washwater from entering the stormwater system.

Concrete washout stations must be emptied or replaced once 50% holding capacity of the station has been exceeded.









TIPS FOR ILLICIT DISCHARGE PREVENTION

- Properly utilize and maintain BMPs.
- Notify the Watershed Management Division at least 24 hours prior to dewatering to ensure a proper setup.
- Temporary stockpiles and construction materials must be properly contained and stored.
- Ensure proper placement of portable toilets. Do not place portable toilets directly upstream of a stormwater conveyance structure.
- Pay attention to the amount of paint, tile, etc. washout accumulating on-site, ensuring that washout does not leave the site or enter the stormwater system.
- If a spill does occur, do not use water to hose down the area. Either use a spill kit or clean material to help absorb the spill. Clean up any spills immediately and dispose of materials in accordance with applicable state and local laws.

ADDITIONAL RESOURCES

- Town of Bluffton's Web Site: http://www.townofbluffton.sc.gov
- Town of Bluffton's Stormwater Design Manual Web Site: https://www.townofbluffton.sc.gov/DocumentCenter/View/3692/SWDM-March-11-2025?bidId=
- Town of Bluffton's Unified Development Ordinance (UDO) Web Site: https://online.encodeplus.com/regs/bluffton-sc/index.aspx
- SC DES BMP Handbook Web Site: https://des.sc.gov/sites/des/files/docs/Environment/docs/OCRM_DHEC_FIELD_MANUAL.pdf
- Lowcountry Stormwater Partners Web Site: https://www.clemson.edu/extension/carolinaclear/regional-consortiums/lsp/index.html

CONTACT INFORMATION

Watershed Management Division
1261 May River Road
Bluffton, SC 29910
(843)706-4581

TOWN OF BLUFFTON WETLAND PROTECTIONS



Quarterly Contractor Meeting
October 13, 2026

Andrea Moreno, Watershed Division Manager, CFM, CEPSCI, CSPR

WHY?



- The Supreme Court's 2023 *Sackett v. EPA* decision changed how wetlands are regulated under the federal Clean Water Act, removing federal protection from many wetlands previously covered. As a result, these wetlands are now only protected if state or local laws apply.
- In South Carolina, specifically within the eight (8) coastal counties, development is subject to the purview of the State's Bureau of Coastal Management (SCDES-BCM), however following the *Sackett* decision, there are concerns over wetland permitting authority, gaps in permitting itself, and enforcement.
- As a result, the Town worked to establish our own wetla protection ordinance, which was adopted in June of 2025 and then

KEY TAKEAWAYS



- No wetlands or wetland buffers are to be disturbed unless it's an allowed activity, per the ordinance.
- A 50ft. undisturbed buffer is imposed along the perimeter of all wetlands.
- While the ordinance itself is applicable Town-wide, the 50ft. buffer is not subject to development within a Planned Unit Development (PUD). Development within a PUD is

	Buckwalter	Jones Estate	New Riverside	Palmetto Bluff	Shultz Tract	Village at Verdier
Single-family Residential	20′	20′	20′	20′	20′	UDO
Multi-family Residential	50′	50′	50′	50′	50′	UDO
Commercial or Industrial	50′	50′	50′	50′	50′	UDO
Impervious Parking Areas	30′	30′	30′	30′	30′	UDO
OCRM or greater	There may be an existing buffer that is greater, review on a case-by-case basis.					

Note: This table is for illustrative purposes only. Consult the recorded PUD document for official determination.

KEY TAKEAWAYS



- Projects with a valid US Army Corps of Engineers (USACE) permit to impact jurisdictional wetlands are exempt. These projects require an accompanying approved jurisdictional determination to ensure impacts are, in fact, for jurisdictional wetlands and, therefore, an exemption to the

US Army Corps of Engineers®

WETLAND MAPPING



- Wetland mapping layer developed by a consultant using several factors to show potential (low, medium, or high) of wetland being present in particular location across the Town.
- Meant to be used a more accurate tool than National Wetland Inventory (which is largely based on aerial information and hasn’t been updated for our area since 2006).

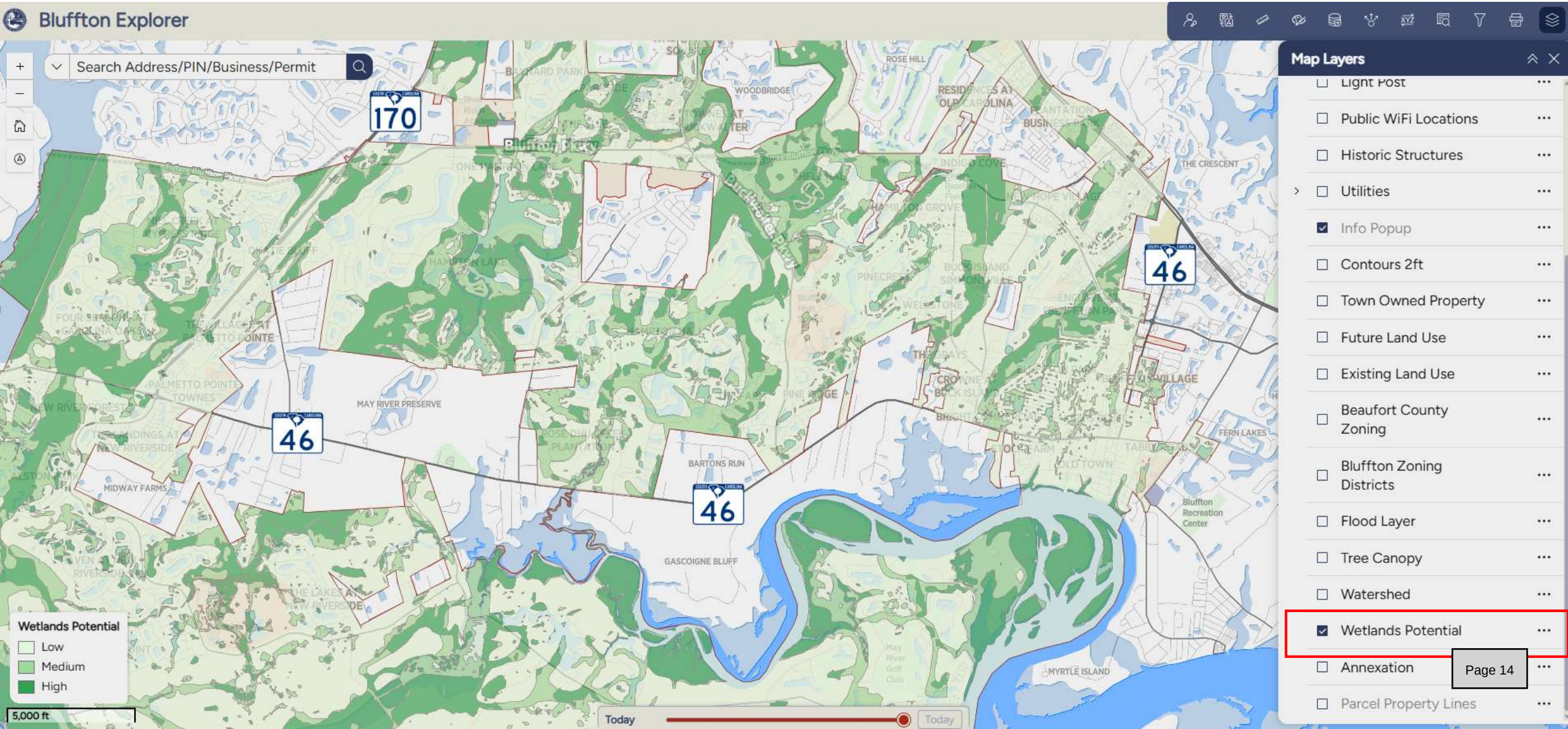
KEY TAKEAWAYS



- Wetland delineations will be required for any project indicating “medium” or “high” potential for the presence of wetlands, as shown in the Town’s wetland mapping tool at Bluffton Explorer.
- The wetland delineation report, meeting the requirements of UDO Section 5.10.7.B, shall include a boundary survey, showing all wetland buffer areas on the site.

WETLAND MAPPING

LOW MEDIUM HIGH



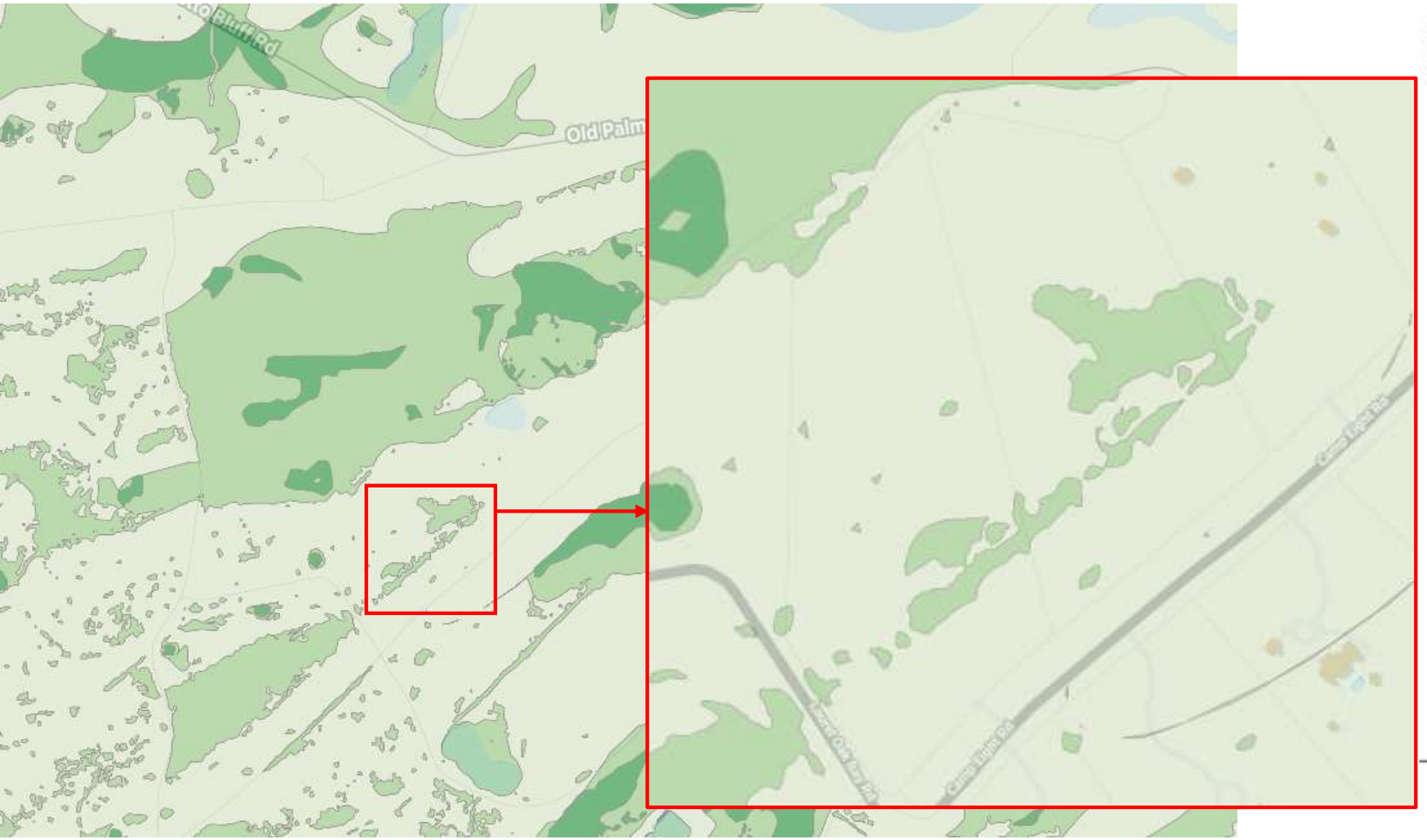
WETLAND MAPPING

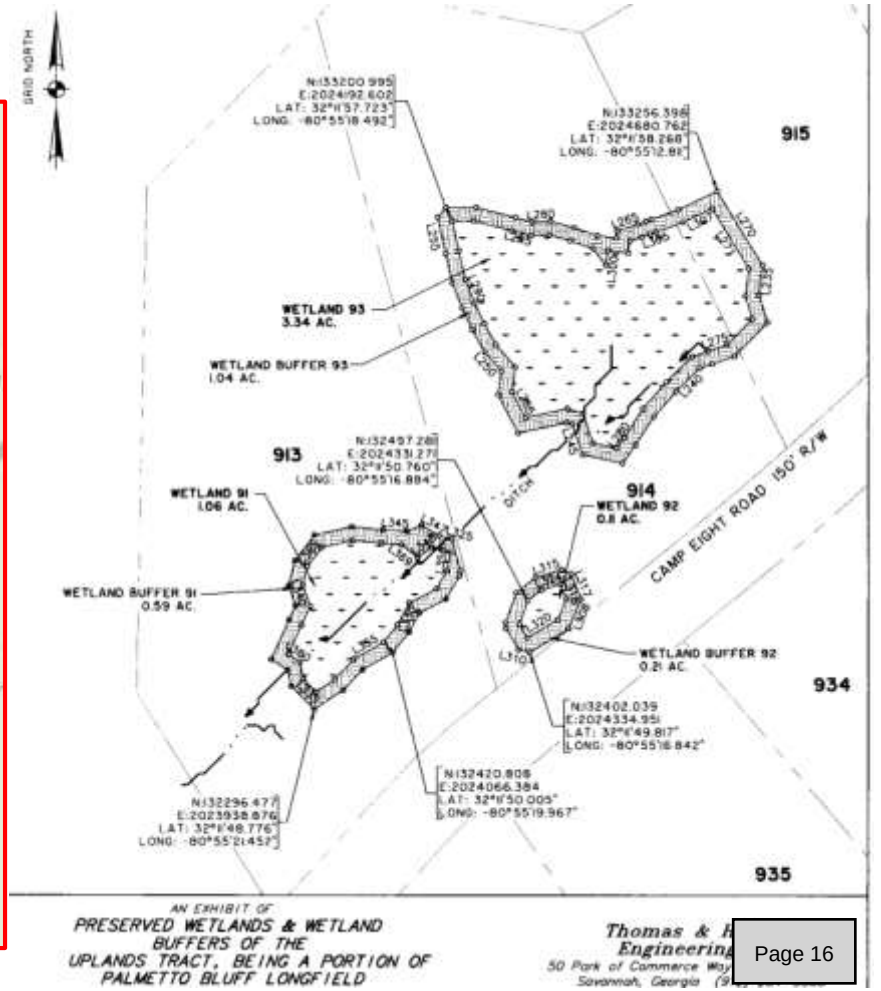
LOW MEDIUM HIGH



WETLAND MAPPING

LOW MEDIUM HIGH





Create a Website Account - Manage notification subscriptions, save form progress and more.
Website Sign In

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Flooding and Drainage Concerns
Get Involved +
May River Watershed Action Plan Advisory Committee
May River Watershed Action Plan
Municipal Separate Storm Sewer System (MS4) Program
Pet Waste Station Program
Post-Construction Program
Resources: Other Organizations
Sediment & Erosion Control
Stormwater Utility Fees
Stormwater Permitting

Wetland Protections

"Wetlands are one of our community's most effective natural defenses from flooding, storm surge, and pollution. Just one acre of wetland can store up to 1.5 million gallons of floodwater, and a single square kilometer can provide an average of 1.8 million dollars per year in storm protection services."

- Susie Carlson, associate attorney with Southern Environmental Law Center (SELC).



Development over wetlands is charted by the Clean Water Act, the 1972 federal landmark legislation that created the framework for regulating pollution in American waterways. However, following the U.S. Supreme Court's Sackett v. Environmental Protection Agency (EPA) ruling, federal protections provided by the Clean Water Act narrowed, leaving tens of millions of acres of wetlands at risk of development and destruction. At a state level, South Carolina protections over the newly vulnerable wetlands are limited. Developers or builders that may discharge into Clean Water Act-protected waters must first receive a permit from the state before requesting permission from the federal government. For South Carolina's eight coastal counties, the Department of Environmental Services reviews state and federal permit applications for consistency with its coastal management program, however, there are ongoing questions about the extent of the state's authority because it is an indirect authority that is ultimately derived from the Clean Water Act. At a local level, ongoing drainage concerns stemming

Select Language

THANK YOU!

Andrea Moreno

amoreno@townofbluffton.com

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HEART OF THE LOWCOUNTRY



Customer Service Updates 10/13/2026

- Inspectors will be out for classes November 9–10, 2026.
    - No commercial inspections will be available on November 10.

Plan Review Times

- Residential: 20–25 business days
- Commercial: 30–35 business days
- Plan review fees must be paid before an application can be placed in the review queue.
- Review time does not begin until the required fee has been paid.
- We do not receive notifications when an online payment is made. Applicants are responsible for notifying Customer Service once payment has been submitted.

Portal Uploads

- We do not receive notifications when documents are uploaded to the portal.
- If Customer Service has requested additional documentation, please email us once the documents have been uploaded so we know they are ready for review.

Temporary & Permanent Power Releases

- Inspection reports cannot be used as a release to the utility company.
- The Building Safety office will issue the official utility release.
- Utility companies are requesting separate addresses when a property has separate meters for structures on the same lot (e.g., main house and carriage house).
    - Please notify us before permit issuance so GIS can create the additional address, if needed.

Owner Consent Forms

- Owner Consent Forms must be completed correctly.
- Pay special attention for: LLCs + Trusts

Irrigation Permits

- Residential Builders (RBs) may pull the irrigation permit.
- If a landscaper will be pulling the permit, they must provide their own Owner Consent Form.

Minor Projects

- Minor electrical, gas, plumbing, and HVAC projects require the Minor Projects Application.
- We have received submittals containing only the mechanical certificate rather than the required application.

Revision Applications

- Revision applications must include:
  - The **change** in project value
  - Any additional square footage, if applicable

Updated Forms

- The following forms have been updated:
  - Pool Barrier Affidavit
  - Design Professional Form
  - Unconditioned Space Affidavit

Building Safety Updates 10.13.2026

Replacement Window Inspection

- Insulation: Insulate/seal gaps around the window. Photos may be accepted when approved by the Building Department.
- Flashing: Required flashing documentation/affidavit must be submitted. IRC R703.4
- Emergency Egress: Bedroom replacement windows must maintain required emergency escape and rescue openings. IRC R310.2 & R310.2.5
    - 5.7 sq. ft. minimum net clear opening
    - 5.0 sq. ft. permitted for grade-floor or below-grade openings
    - Minimum clear opening: 20 in. wide × 24 in. high
    - Maximum sill height: 44 in.
- Safety Glazing: Verify tempered/safety glazing where required. IRC R308.4
- Fall Protection: Check windows where the opening creates a fall hazard. IRC R312.2

R905.1 Roof covering application.

Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacturer's installation instructions. Unless otherwise specified in this section, roof coverings shall be installed to resist the component and cladding loads specified in Table R301.2.1(1), adjusted for height and exposure in accordance with Table R301.2.1(2).

R905.1.1 Underlayment.

Underlayment for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, wood shakes, metal roof panels and photovoltaic shingles shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1(1). Underlayment shall be applied in accordance with Table R905.1.1(2). Underlayment shall be attached in accordance with Table R905.1.1(3).

Exceptions:

1. 1. As an alternative, self-adhering polymer-modified bitumen underlayment bearing a label indicating compliance with ASTM D1970 and installed in accordance with both the underlayment manufacturer's and roof covering manufacturer's instructions for the deck material, roof ventilation configuration and climate exposure for the roof covering to be installed, shall be permitted.

2. 2. As an alternative, a minimum 4-inch-wide (102 mm) strip of self-adhering polymer-modified bitumen membrane bearing a label indicating compliance with ASTM D1970, installed in accordance with the manufacturer's installation instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment complying with Table R905.1.1(1) for the applicable roof covering for areas where wind design is not required in accordance with Figure R301.2.1.1 shall be applied over the entire roof over the 4-inch wide (102 mm) membrane strips. Underlayment shall be applied in accordance with Table R905.1.1(2) using the application requirements for areas where wind design is not required in accordance with Figure R301.2.1.1. Underlayment shall be attached in accordance withTable R905.1.1(3).➞

TABLE R905.1.1(1)

UNDERLAYMENT TYPES

ROOF COVERING	SECTION	AREAS WHERE WIND DESIGN IS NOT REQUIRED IN ACCORDANCE WITH FIGURE R301.2.1.1	AREAS WHERE WIND DESIGN IS REQUIRED IN ACCORDANCE WITH FIGURE R301.2.1.1
Asphalt shingles	R905.2	ASTM D226 Type I or II ASTM D4696 Type I, II, III or IV ASTM D6757	ASTM D226 Type II ASTM D4869 Type III or Type IV
Clay and concrete tile	R905.3	ASTM D226 Type II ASTM D2626 Type I ASTM D6380 Class M mineral-surfaced roll roofing	ASTM D226 Type II
Metal roof shingles	R905.4	ASTM D226 Type I or II ASTM D4869 Type I, II, III or IV	ASTM D226 Type II ASTM D4869 Type III or Type IV
Mineral-surfaced roll roofing	R905.5	ASTM D226 Type I or II ASTM D4869 Type I, II, III or IV	ASTM D226 Type II ASTM D4869 Type III or Type IV
Slate and slate-type shingles	R905.6	ASTM D226 Type I ASTM D4869 Type I, II, III or IV	ASTM D226 Type II ASTM D4869 Type III or Type IV
Wood shingles	R905.7	ASTM D226 Type I or II ASTM D4869 Type I, II, III or IV	ASTM D226 Type II ASTM D4869 Type III or Type IV
Wood shakes	R905.8	ASTM D226 Type I or II ASTM D4869 Type I, II, III or IV	ASTM D226 Type II ASTM D4869 Type III or Type IV
Metal panels	R905.10	Manufacturer's instructions	ASTM D226 Type II ASTM D4869 Type III or Type IV

Photovoltaic shingles	R905.16	ASTM D4869 Type I, II, III or IV ASTM D6757	ASTM D4869 Type III or Type IV

For SI: 1 mile per hour = 0.447 m/s.

TABLE R905.1.1(2)

UNDERLAYMENT APPLICATION

ROOF COVERING	SECTION	AREAS WHERE WIND DESIGN IS NOT REQUIRED INACCORDANCE WITH FIGURE R301.2.1.1	AREAS WHERE WIND DESIGN ISREQUIRED IN ACCORDANCE WITHFIGURE R301.2.1.1
Asphalt shingles	R905.2	For roof slopes from 2 units vertical in 12 units horizontal (2:12), up to 4 units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet. For roof slopes of 4 units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches, Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be	Underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

		4 inches and shall be offset by 6 feet.	
Clay and concrete tile	R905.3	For roof slopes from $2^1/_2$ units vertical in 12 units horizontal ($2^1/_2$:12), up to 4 units vertical in 12 units horizontal (4:12), underlayment shall be not fewer than two layers applied as follows: starting at the eave, apply a 19-inch strip of underlayment parallel with the eave. Starting at the eave, apply 36-inch-wide strips of underlayment felt, overlapping successive sheets 19 inches. End laps shall be 4 inches and shall be offset by 6 feet. For roof slopes of 4 units vertical in 12 units horizontal (4:12) or greater, underlayment shall be not fewer than one layer of underlayment felt applied shingle fashion, parallel to and starting from the eaves and lapped 2 inches. End laps shall be 4 inches and shall be offset by 6 feet.	Underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.
Metal roof shingles	R905.4		
Mineral-surfaced roll roofing	R905.5		
Slate and slate-type shingles	R905.6	Apply in accordance with the manufacturer's installation instructions.	Underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. End laps shall be 4 inches and shall be offset by 6 feet.
Wood shingles	R905.7		
Wood shakes	R905.8		
Metal panels	R905.10		
Photovoltaic shingles	R905.16	For roof slopes from 2 units vertical in 12 units horizontal (2:12), up to 4 units vertical in 12	Underlayment shall be two layers applied in the following manner: apply a 19-inch strip

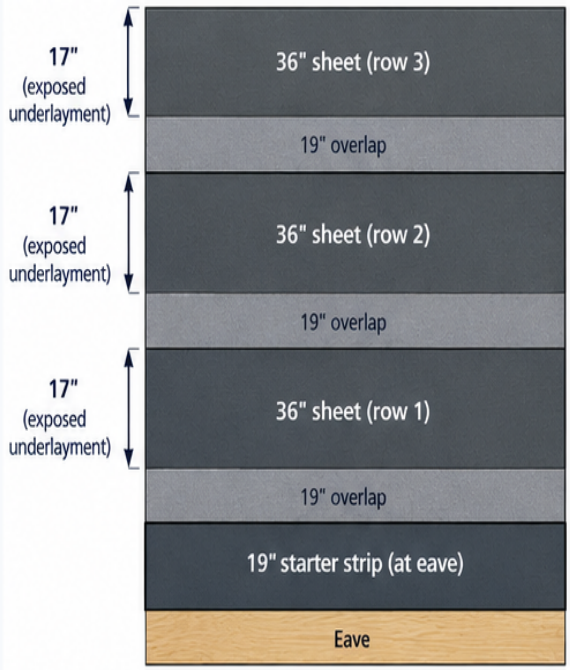
units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet. For roof slopes of 4 units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.	of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

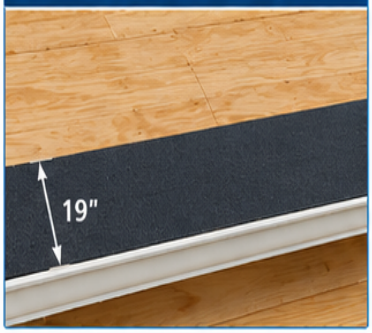
Two-Layer Underlayment Installation



Layout and Measurements (Top View)

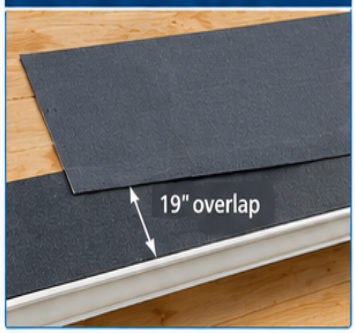


1. Install 19" starter strip



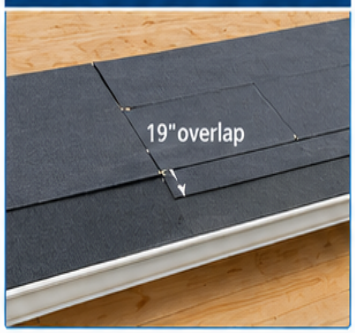
Apply a 19-inch-wide strip of underlayment felt parallel to the eave.

2. Install first 36" sheet



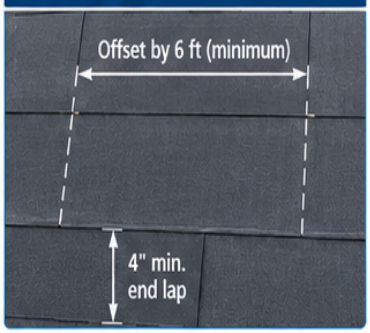
Starting at the eave, apply a 36-inch-wide sheet, overlapping the 19-inch starter strip by 19 inches.

3. Continue with 36" sheets



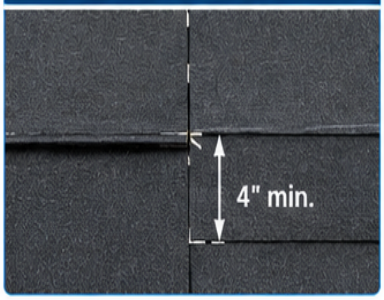
Continue with 36-inch-wide sheets, overlapping each successive sheet by 19 inches.

4. End laps

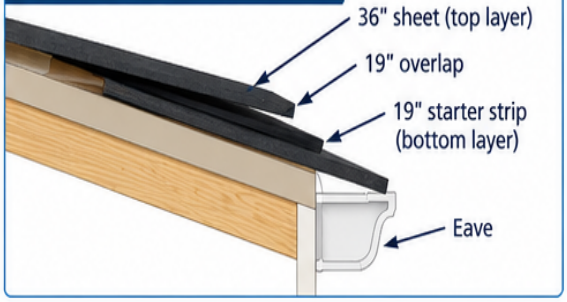


End laps shall be 4 inches and shall be offset by 6 feet.

End lap detail (close-up)



Side view (at eave)



Important Notes

- **Underlayment** shall be two layers as described.
- The 19-inch overlap is intentional (not a 19-inch minimum exposure).
- Do not leave wrinkles, buckles or distortions that would interfere with the shingles sealing.
- **End laps must be at least** 4 inches and offset by at least 6 feet.

Adoption of the 2024 Codes:

- State Adoption goes into effect on January 1, 2027
- All prints being submitted will need to show this new code and show the State amended Code.
- Submit prints left to right on all pages and ¼ Scale min.
- Contractors should review this code and know the changes as it would apply to their jobs.
- 2026 ICC/ANSI A117.1 is in effect on 9/8/2026 all prints approved after this date would need to be compliant.

- Address numbers must always be up during construction min 4" size. Inspections will fail without numbers at street view.
- Legal size-attachment numbers must be installed on the actual home before permeant service is given. Home numbers are to remain up after CO.
- All secondary meters installed on multiple permits will need a sub address.
- Gas fires appliances on min operating capacity will need to review the specs to place in an encapsulated space, "Spray Foam attics or full home" Min make up air or isolation requirements may be in effect. Current well-sealed homes may be an issue with 80% units as well.
- Insulation installations in original homes must be permitted.
- The Town of Bluffton has not approved any 3m style window film as a storm protection option currently.
- Jobs must be ready for inspection before calling in for the inspection.
- Cancelled inspections be done with the office before the inspector is in route. First time Fines may apply if jobs are found to not be ready.



R314.4 Interconnection.

INSIGHTS

Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

R314.6 Power source.

Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. 1.

   Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.

2. 2.

   Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered.

AM104.2 Power source.

Required smoke detectors shall receive their primary power from the building wiring where that wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Required smoke detectors shall be interconnected such that if one detector is activated, all detectors are activated.

E3902.20 Arc-fault circuit interrupter protection.

Branch circuits that supply 120-volt, single-phase, 15- and 20- ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms,

sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by any of the following: [210.12(A)]

1. 1.

   A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit. [210.12(A)(1)]

2. 2.

   A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(2)]

3. 3.

   A listed supplemental arc-protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arcfault circuit-interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:

   1. 3.1.

      The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.

   2. 3.2.

      The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.

   3. 3.3.

      The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit. [210.12(A)(3)]

4. 4.

   A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:

1. 4.1.

   The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.

2. 4.2.

   The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.

3. 4.3.

   The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit.

4. 4.4.

   The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such. [210.12(A)(4)]

5. 5.

   Where metal raceways, metal wireways, metal auxiliary gutters or Type MC or Type AC cable meeting the applicable requirements of Section E3908.9 with metal boxes, metal conduit bodies and metal enclosures are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(5)]

6. 6.

   Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 2 inches (50.8 mm) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit-type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(6)]

Exception: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system where the branch circuit is installed in a metal raceway, metal auxiliary gutter, steel-armored cable, Type MC or Type AC, meeting the requirements of Section E3908.9, with metal boxes, conduit bodies and enclosures.

STATE REQUIRMENTS.

E3902.20 Arc-fault circuit interrupter protection.

In areas other than kitchen and laundry areas, branch circuits that supply 120-volt, single-phase, 15- and 20- ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways and similar rooms or areas shall be protected by any of the following: [210.12(A)]

1. 1.A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit. [210.12(A)(1)]
2. 2.A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(2)]
3. 3.A listed supplemental arc-protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arcfault circuit-interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:
    1. 3.1.The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
    2. 3.2.The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
    3. 3.3.The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit. [210.12(A)(3)]
4. 4.A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:
    1. 4.1.The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
    2. 4.2.The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
    3. 4.3.The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit.
    4. 4.4.The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such. [210.12(A)(4)]
5. 5.Where metal raceways, metal wireways, metal auxiliary gutters or Type MC or Type AC cable meeting the applicable requirements of Section E3908.9 with metal

boxes, metal conduit bodies and metal enclosures are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(5)]

6. 6.Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 2 inches (50.8 mm) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit-type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(6)]

Exception: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system where the branch circuit is installed in a metal raceway, metal auxiliary gutter, steel-armored cable, Type MC or Type AC, meeting the requirements of Section E3908.9, with metal boxes, conduit bodies and enclosures.