



Town of Hilton Head Island

Construction Board of Adjustments and Appeals Meeting

Tuesday, May 28, 2024, 5:00 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of October 30, 2023.
- 4. Appearance by Citizens**
- 5. Unfinished Business**
- 6. New Business**
 - a. APL-000682-2024 - An appeal of the Building Officials Determination that the use of wood blocking around the windows and doors installed at Captains Quarters does not meet 2021 International Building Code Section (IBC) 603.1 Exemption 14 and that final inspections be passed to close the permits.
- 7. Staff Report**
- 8. Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as

soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”



Town of Hilton Head Island
**Construction Board of Adjustments &
Appeals Meeting**
October 30, 2023, at 4:00 pm
MEETING MINUTES

Present from the Committee: Neil Gordon, Vice-Chair, Marc Ellis, Will Okey, Douglas Pine, Jay Owen, Robert Zinn, Frank Guidobono, Randy May

Absent from the Committee: Liing Graves, Michael Lynes, Joe Nix (Chairman)

Present from Town Staff: Chris Yates, Shari Mendrick, Karen Knox, Lynn Buchman

1. Call to Order

Vice-Chair Gordon called the meeting to order at 4:00 p.m.

2. FOIA Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Swearing in Ceremony of Reappointed Board Members

Chris Yates swore in and reappointed Board Member, Jay Owen.

4. Roll Call - See as noted above.

5. Approval of Agenda

Vice-Chair Gordon asked for a Motion to approve the Agenda. Mr. Okey moved to approve. Mr. Pine seconded. The Agenda was unanimously approved.

6. Approval of Minutes – Meeting of August 22, 2023

Vice-Chair Gordon asked for a Motion to approve the Minutes of August 22, 2023. Mr. Okey moved to approve. Mr. Pine seconded. The Minutes of August 22, 2023 were unanimously approved.

7. Appearance by Citizens on Items Unrelated to Today's Agenda

No citizens spoke at the Meeting.

8. Unfinished Business

None

9. New Business

a. Lawton Stables Variance

Shari Mendrick presented the Application as described in the Staff Report for the Lawton Stables Petting Zoo. She explained that Sea Pines Resort is requesting a variance from Municipal Code Section 15-9-312(b), Specific Standards for Nonresidential Construction to redevelop the Lawton Stables Petting Zoo with the lowest floor elevation below the regulatory elevation. Ms. Mendrick presented a Summary of the Facts for Criteria 1

indicating good and sufficient cause exists for the granting of the variance (Municipal Code Section 15-9-412(a); for Criteria 2 indicating failure to grant the variance would result in exceptional hardship to the applicant (Municipal Code Section 15-9-412(b); for Criteria 3 indicating the issuance of the variance would not result in increased flood heights, additional threats to public safety or extraordinary public expense (Municipal Code Section 15-9-412(c); and Criteria 4 indicating the variance would not have the effect of nullifying the intent and purpose of the chapter (Municipal Code Section 15-9-412(d). Ms. Mendrick concluded that Staff recommends the Construction Board of Adjustments Appeals approve the application for variance from Municipal Code Section 15-9-312(b) based on the Summary of Facts and Conclusions of Law contained in the staff report.

After comments and questions from the Board, Mr. Okey moved to approve the request for Variance. Mr. Pine seconded. By way of Roll Call, the Motion passed with a vote of 6-0.

10. Staff Report

None

11. Adjournment

The meeting was adjourned at 4:15 p.m.

Submitted by: Karen D. Knox
Board Secretary

Approved: [DATE]

4/25/24

0682-2024



Town of Hilton Head Island
Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY

Date Received: 4/25/24
 Accepted by: sm
 App. #: APL 0682-2024
 Meeting Date: 5/28/24

Applicant/Agent Name: Michael Pullon Company: Commonwealth Services Inc (DBA Pullon Builders)
 Mailing Address: 2 Bobwhite Lane City: Hilton Head State: SC Zip: 29928
 Telephone: (843)298-2654 Fax: _____ E-mail: Mickpullon@gmail.com

Owner Name: Michael Pullon Company: Commonwealth Services Inc. (DBA Pullon Builders)
 Mailing Address: 2 Bobwhite Lane City: Hilton Head State: SC Zip: 29928
 Telephone: _____ Fax: _____ E-mail: _____

Street Address of Property in Question: Captains Quarters 2 Shelter Cove Ln. Permit #: 1233 & 1234

APPEAL (APL) SUBMITTAL REQUIREMENTS

If you are interested in submitting your appeal electronically please call 843-341-4757 for more information.

The following items must be attached in order for this application to be complete:

☒ A detailed narrative stating the Town Official or Body who made the decision, the date of the decision being appealed, the decision being appealed, the basis for the right to appeal, the grounds of the appeal, cite any Code Section numbers relied upon; **and** a statement of the specific decision requested of the review body.

☒ Any other documentation used to support the facts surrounding the decision.

☒ Filing Fee - \$75.00 cash or check made payable to the Town of Hilton Head Island.

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

Applicant/Agent Signature:  Date: 4/25/24

Michael Pullon
President
Commonwealth Services Inc.(DBA Pullon Builders)
2 Bobwhite Lane
Hilton Head SC
29928
SCGC#103446

RE: Captains Quarters permits 1233 and 1234 (2024) Appeal.

Dear members of the Appeals Board,

I had been contacted by a subcontractor that I work with Stanley Yarborough of Island Exterior Finishes on February 5th 2024 about a job he had done for Captains Quarters 2 Shelter Cove Ln.

On February 6th I went to meet Stanley and the Board of Directors for the Captains Quarters units. My understanding is that there had been an older permit for the replacement of some of the windows on the units (about 2020?) with another GC (Fishburne) . For some reason the board, owners and Island exterior finishes wanted to replace a few windows and sliding glass doors that had not been included in the previous permit. This work had started in late 2023 and was 99% complete as of 2/6/2024 at the time of our meeting onsite. The owners and board had asked for a warranty from Island Exterior finishes and were told that there could not be a warranty as the work had been done without a permit. At this time the Board of Directors asked me if I could help to get a permit from the Town of Hilton Head. I had informed them that it would be difficult as the work had been substantially completed and there could be no inspections as the stucco had been finished (except for a few color coats not yet complete). I told them at this time that no further work should be completed and that I would inquire into the possibility of obtaining a permit. On that day (6/2/24) I emailed Chris Yates about the situation, he responded that we would need to get a permit, get affidavits from the window and door installers and send any pictures of the work and would have to call for a final. (See ref. 1). I provided all requested documentation to the Town of Hilton Head and was issued a permit(s) and called for an inspection.

Inspection happened on 3/26/24 and was assigned to Joseph Wheeler. That afternoon Inspector Wheeler, Myself, Stanley Yarborough and 2 of the Board members discussed the situation. I had submitted pictures of the work and Inspector Wheeler stated that he could not do a rough in inspection as the work had been completed but he would meet with The Building Official and discuss. On 3/28/24 I received notification that the inspection had failed with the following response;

" 3/28/24

Project has been completed without inspection:

- building was constructed as a type 2 construction (Non combustible material only). Per building official & Fire marshals the use on combustible material in the openings is not permitted and must be removed. Once removed inspection of the openings can take place. "

I reached out to Inspector Joseph asking for a Code reference for the decision and was told per Fire Marshall in a type 2 building no combustible material was allowed. I pointed out that the material was only for window blocking as my understanding was that it was an exception. After digging through the IBC looking for the applicable code I reached out to Architect Derek Hodgin and Engineer Forest Lott and was informed that the applicable code and exception is IBC603.1(14)

See this for relevant information:

South Carolina 2021 IBC allows combustible construction in Type I and II per 603.1. Look at #14 which specifically allows wood in door and window blocking. To me, this makes sense along with wood doors, windows parapet blocking and roof edge blocking. If the wall is required to have a fire rating due to other code requirements and not just construction type this may change

<https://www.woodworks.org/resources/using-wood-in-types-i-and-ii-construction/>

After notifying Inspector Wheeler and Fire Marshall Russell Rogers I was informed that their decision stands and that I am welcomed to appeal the decision.

I had reached out to Inspector Chris Yates to follow up on our previous communications on the initial permitting of this as I had relied on this to resolve the matter for the parties involved but understand that he is no longer with the Town of Hilton Head. I would like to get this matter resolved as originally discussed for the Owners Association and the Sub Contractor before the issue becomes a legal battle. The rough in work, Window installation, window flashing and stucco lathe was all previously covered prior to my involvement as removal of the windows is not an option.

I request that the board accept the IBC 603.1(14) exception that allows combustible material use for window and door blocking and approve the rough in inspections previously failed. I humbly request that prior failed inspections be passed and a final inspection passed to close this permit for the parties involved.

Thank You for your attention to this matter. I have attached all applicable reference materials for reference.



Mick Pullon
President
Commonwealth Services Inc. (DBA Pullon Builders)

0682-2024

INSPECTION WORKSHEET (008364-2024)

Town of Hilton Head Island, Community Development Department

Telephone: 843-341-4757. Address: One Town Center Court, HHI SC 29928

Case Number:	BLDMF-001233-2024	Case Module:	Permit
Inspection Date:	Thu Mar 28, 2024	Inspection Status:	Failed
Inspector:	Wheeler, Joseph	Inspection Type:	Com Flashing Window(s)/Door(s)

Job Address:	2 SHELTER COVE LANE 201-236 Hilton Head, SC, 29928	Parcel Number:	R520 012 00B 0002 0000
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Contact Type	Company Name	Name
Contractor	PULLON BUILDERS OF HILTON HEAD INC	PULLON, MICHAEL
Owner	HERITAGE INVESTORS I	
Applicant	PULLON BUILDERS OF HILTON HEAD INC	PULLON, MICHAEL

Checklist Item	Status
Comments - Comments	Failed

3/28/24

Project has been completed without inspection:

- building was constructed as a type 2 construction (Non combustible material only). Per building official & Fire marshals the use on combustible material in the openings is not permitted and must be removed. Once removed inspection of the openings can take place.



Wheeler, Joseph

INSPECTION WORKSHEET (008365-2024)

Town of Hilton Head Island, Community Development Department

Telephone: 843-341-4757. Address: One Town Center Court, HHI SC 29928

Case Number:	BLDMF-001234-2024	Case Module:	Permit
Inspection Date:	Thu Mar 28, 2024	Inspection Status:	Failed
Inspector:	Wheeler, Joseph	Inspection Type:	Com Flashing Window(s)/Door(s)

Job Address:	2 SHELTER COVE LANE 237-264 Hilton Head, SC, 29928	Parcel Number:	R520 012 00B 0002 0000
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Contact Type	Company Name	Name
Contractor	PULLON BUILDERS OF HILTON HEAD INC	PULLON, MICHAEL
Owner	HERITAGE INVESTORS I	
Applicant	PULLON BUILDERS OF HILTON HEAD INC	PULLON, MICHAEL

Checklist Item	Status
Comments - Comments	Failed

3/28/24

Project has been completed without inspection:

- building was constructed as a type 2 construction (Non combustible material only). Per building official & Fire marshals the use on combustible material in the openings is not permitted and must be removed. Once removed inspection of the openings can take place.



Wheeler, Joseph

SECTION 603

COMBUSTIBLE MATERIAL IN TYPES I AND II CONSTRUCTION

603.1 Allowable materials.

Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3:

1. 1.1. *Fire-retardant-treated wood* shall be permitted in:

1. 1.1. Nonbearing partitions where the required *fire-resistance rating* is 2 hours or less.
2. 1.2. Nonbearing *exterior walls* where fire-resistance-rated construction is not required.
3. 1.3. Roof construction, including girders, trusses, framing and decking.

Exception: In buildings of Type IA construction exceeding two *stories above grade plane*, *fire-retardant-treated wood* is not permitted in roof construction where the vertical distance from the upper floor to the roof is less than 20 feet (6096 mm).

4. 1.4. Balconies, porches, decks and exterior stairways not used as required exits on buildings three *stories* or less above grade plane.

2. 2. Thermal and acoustical insulation, other than foam plastics, having a *flame spread index* of not more than 25.

Exceptions:

1. 1. Insulation placed between two layers of noncombustible materials without an intervening airspace shall be allowed to have a *flame spread index* of not more than 100.
2. 2. Insulation installed between a finished floor and solid decking without intervening airspace shall be allowed to have a *flame spread index* of not more than 200.

3. 3. Foam plastics in accordance with Chapter 26.

4. 4. Roof coverings that have an A, B or C classification.

5. 5. *Interior floor finish* and floor covering materials installed in accordance with Section 804.

6. 6. Millwork such as doors, door frames, window sashes and frames.

7. 7. *Interior wall and ceiling finishes* installed in accordance with Section 803.

8. 8. *Trim* installed in accordance with Section 806.

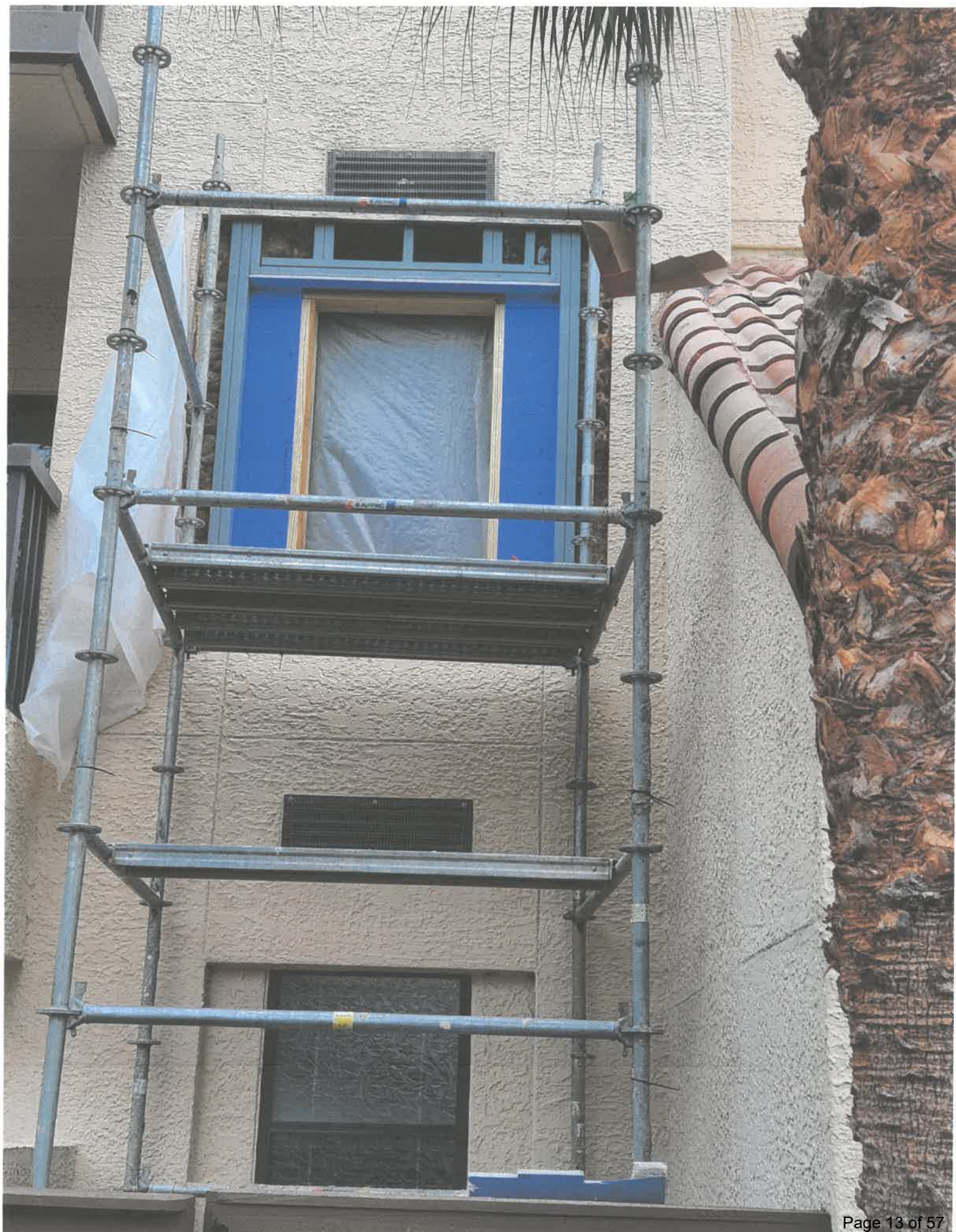
9. 9. Where not installed greater than 15 feet (4572 mm) above grade, show windows, nailing or furring strips and wooden bulkheads below show windows, including their frames, aprons and show cases.

10. 10. Finish flooring installed in accordance with Section 805.

11. 11. Partitions dividing portions of stores, offices or similar places occupied by one tenant only and that do not establish a *corridor* serving an *occupant load* of 30 or more shall be permitted to be constructed of *fire-retardant-treated wood*, 1-hour fire-resistance-rated construction or of wood panels or similar light construction up to 6 feet (1829 mm) in height.

12. 12. Stages and platforms constructed in accordance with Sections 410.2 and 410.3, respectively.

13. 13. Combustible *exterior wall coverings*, balconies and similar projections and bay or oriel windows in accordance with Chapter 14 and Section 705.2.3.1.
14. 14. Blocking such as for handrails, millwork, cabinets and window and door frames.
15. 15. Light-transmitting plastics as permitted by Chapter 26.
16. 16. Mastics and caulking materials applied to provide flexible seals between components of *exterior wall* construction.
17. 17. Exterior plastic veneer installed in accordance with Section 2605.2.
18. 18. Nailing or furring strips as permitted by Section 803.15.
19. 19. Heavy timber as permitted by Note c to Table 601 and Sections 602.4.3 and 705.2.3.1.
20. 20. Aggregates, component materials and admixtures as permitted by Section 703.2.2.
21. 21. Sprayed fire-resistant materials and intumescent and mastic fire-resistant coatings, determined on the basis of *fire resistance* tests in accordance with Section 703.2 and installed in accordance with Sections 1705.14 and 1705.15, respectively.
22. 22. Materials used to protect penetrations in fire-resistance-rated assemblies in accordance with Section 714.
23. 23. Materials used to protect joints in fire-resistance-rated assemblies in accordance with Section 715.
24. 24. Materials allowed in the concealed spaces of buildings of Types I and II construction in accordance with Section 718.5.
25. 25. Materials exposed within plenums complying with Section 602 of the *International Mechanical Code*.
26. 26. Wall construction of freezers and coolers of less than 1,000 square feet (92.9 m²), in size, lined on both sides with noncombustible materials and the building is protected throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.





TOWN OF HILTON HEAD ISLAND
SOUTH CAROLINA
BUILDING PERMIT #:

BLDMF-001234-2024

Date Issued: 03/19/2024	Parcel ID: R520 012 035 0002 0300	Permit Fee: \$540.00	Value of Construction: \$50,000.00
Address: Street # & Street Name 2 Shelter Cove Lane, 297-264	Lot #	Subdivision: CAPTAINS QUARTERS	Building # PORT
Type of Construction: Renovation - Commercial	Occupancy: Residential	Flood Zone/Minimum Finished Floor Elevation: AE (7), X, X-Shaded	Unit # 242-259

Scope of Work: SHELTER COVE / CAPTAINS QUARTERS / PORT UNITS 242-259: REMOVE AND REPLACE 15 WINDOWS & 5 DOORS

Heated Square Ft.	Unheated Square Ft.	Total Square Ft.	Number of Units
Stories	Exterior Finish	Square Feet of Pool	Fireplaces
Bedrooms	Roofing Type	Septic Tank #	Fire Alarm System
Bathrooms	Heating/Air	Elevators	Fire Sprinkler
Total Rooms	Type of Fuel		
Owner: HERITAGE INVESTORS I	Name	City, State	ZIP Code
Contractor: PULLON BUILDERS OF HILTON HEAD IN	Address: Po Box 5448	Hilton Head Island, SC	29934
Applicant: PULLON BUILDERS OF HILTON HEAD IN	2 Bobwhite Lane	Hilton Head Island, SC	29928
	2 Bobwhite Lane	Hilton Head Island, SC	(843) 298-2854

I acknowledge the following: All work must comply with Town of Hilton Head Island adopted codes.

This is in a special flood hazard zone

Conditions of the Approval:

Town Staff conditions are included, additional pages may be attached.

Print Name: _____

Signature: _____

Date: _____

0682-2024



TOWN OF HILTON HEAD ISLAND
SOUTH CAROLINA
BUILDING PERMIT #:

BLDMF-001233-2024

Date Issued:	03/18/2024	Parcel ID:	R520 012 00B 0002 0000	Permit Fee:	\$410.00	Value of Construction	\$40,000.00
Address:	Street # & Street Name 2 Shelter Cove Lane, 201-238		Lot #	Subdivision: CAPTAINS QUARTERS	Building # STARBOARD	Unit # 201-233	
Type of Construction	Renovation - Commercial	Occupancy:	Residential	Flood Zone/Minimum Finished Floor Elevation:	X, X-Shaded, AE (7)		

Scope of Work: SHELTER COVE / CAPTAINS QUARTERS / STARBOARD UNITS 206-233: REMOVE AND REPLACE 5 WINDOWS & 4 DOORS

Heated Square Ft.	Unheated Square Ft.	Total Square Ft.	Number of Units
Stories	Exterior Finish	Square Feet of Pool	Fireplaces
Bedrooms	Roofing Type	Septic Tank #	Fire Alarm System
Bathrooms	Heating/Air	Elevators	Pipe Sprinkler
Total Rooms	Type of Fuel		
Owner:	Name	Address	City, State
Contractor:	HERITAGE INVESTORS I	Po Box 5449	Hilton Head Island, SC
Applicant:	PULLON BUILDERS OF HILTON HEAD IN	2 Bobwhite Lane	Hilton Head Island, SC
			Zip Code
			29928
			Phone
			(843) 298-2854
			(843) 298-2854

I acknowledge the following: All work must comply with Town of Hilton Head Island adopted codes.

This is in a special flood hazard zone

Conditions of the Approval:

Town Staff conditions are included, additional pages may be attached.

Print Name: _____ Signature: _____ Date: _____

Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

If you have questions or concerns regarding this permit, please call the Community Development Department at 843-341-4767.

Mick Pullon <mickpullon@gmail.com>

Feb 6, 2024, 3:49 PM

to chrisdy

Chris,

I have been contacted by the HOA for Captains Quarters located at 2 Shelter Cove Ln. Parcel # R520 012 00B 0002 0000.

From what I understand there was a permit on some window replacements done under Fishburne Construction back in 2019(?), completed (or partially Completed) about 2021 From what I understand work was completed for the tenants wanting to participate.....Fast forward to 2022(?) I think and some tenants who did not participate the first go around decided they wanted their windows replaced (12 windows and sliders). They contacted the Stucco contractor who did the work the 1st time and purchased the windows/sliders from Espy. Apparently they did not contact Fishburne or attempt to get a new permit as they are saying they were assuming they were operating under the old (existing) permit. Stucco Contractor assumed that the HOA still had the permit open.

I told them that is not the way it works and that the old permit was more than likely closed. The work has been done and the windows installed and they are arguing about final payments/punchwork. If this was done under an existing or new permit there would have been flashing and stucco lathe inspections. Which are now covered.

How can I help them to resolve the situation? I didn't really want to get involved but they contacted me as I did an initial inspection and thermal imaging on the property in 2019. I don't know why people call on me to help them untangle these messes.

Mick Pullon

Chris Yates <chrisdy@hiltonheadislandsc.gov>

Feb 7, 2024, 6:48 AM

to me

Mick,

Make sure to get a permit. If they have pictures of the installation/flashing around the windows make sure to include them. Get 2 affidavits, one from the window installer and one from the stucco contractor both stating the windows were installed and flashed to code. Include their license numbers have the print and sign the affidavit and notarize the signatures. Then make sure to call a final inspection.

Chris Yates
Building Official
Town of Hilton Head Island

0682-2024



Mick Pullon <mickpullon@gmail.com>

Captains Quarters Permits #1233 and #1234

3 messages

Mick Pullon <mickpullon@gmail.com>

Fri, Apr 12, 2024 at 9:25 AM

To: "Wheeler, Joseph" <josephw@hiltonheadislandsc.gov>

Cc: Tony Pierce <tonyp@hiltonheadislandsc.gov>, Chris Yates <chrisdy@hiltonheadislandsc.gov>

Inspector Joseph,

Forgive the delay as we have been scratching our heads as to why there was blocking in the windows as the sub contractor removed them from the original construction in the type 2 building. I had consulted a Forensic Architect Forrest Lott and this was his response.

From: frlott@comcast.net <frlott@comcast.net>**Sent:** Friday, April 5, 2024 7:19:30 AM**To:** Derek Hodgins <dhodgin@reiengineers.com>**Subject:** RE: [External] Captains Quarters

[See this for relevant information:](#)

South Carolina 2021 IBC allows combustible construction in Type I and II per 603.1. Look at #14 which specifically allows wood in door and window blocking. To me, this makes sense along with wood doors, windows parapet blocking and roof edge blocking. If the wall is required to have a fire rating due to other code requirements and not just construction type this may change

<https://www.woodworks.org/resources/using-wood-in-types-i-and-ii-construction/>

Sincerely,

**Forrest R. Lott, FAIA**

Consulting Architect & Expert Services

(912) 604-9943 mobile

FRLott@Comcast.net

0682-2024

The way I read this section 603.1(14) of the IBC is that combustible materials can be used as an exception in window and door blocking. I have attached this section for your reference as well as the 2 Failed inspection reports citing type 2 construction cannot use combustible materials.

Please let me know if we may proceed as the Board is getting very difficult to deal with.

Thank You

Mick Pullon

3 attachments**IBC Sec 603.1.pdf**
126K**Signed Inspection Report (Thu Mar 28, 2024 at 100 PM).pdf**
25K**Signed Inspection Report (Thu Mar 28, 2024 at 1259 PM).pdf**
24K

Joseph Wheeler <josephw@hiltonheadislandsc.gov>

Fri, Apr 12, 2024 at 10:00 AM

To: Mick Pullon <mickpullon@gmail.com>

Cc: Tony Pierce <tonyp@hiltonheadislandsc.gov>, Chris Yates <chrisdy@hiltonheadislandsc.gov>, Russell Rogers <russellr@hiltonheadislandsc.gov>

The determination came from the fire marshals records of the building. From my understanding from the fire marshals, the type of construction and requirements are from when the building was built. Since there was no combustible material used in the original construction it would need to be replaced with like materials. I have CC Russell Rogers on this response as he or someone from their office will be able to assist in any other decision regarding building elements within types construction.

image001.png

**Joseph Wheeler**

BUILDING INSPECTOR III

Mobile: (843) 816-6538

Website: hiltonheadislandsc.gov

Address: Town of Hilton Head Island

1 Town Center Court

Hilton Head Island, SC 29928



0682-2024

On Apr 12, 2024, at 9:26 AM, Mick Pullon <mickpullon@gmail.com> wrote:

THIS MESSAGE ORIGINATED OUTSIDE YOUR ORGANIZATION

Inspector Joseph,

Forgive the delay as we have been scratching our heads as to why there was blocking in the windows as the sub contractor removed them from the original construction in the type 2 building. I had consulted a Forensic Architect Forrest Lott and this was his response.

From: frlott@comcast.net <frlott@comcast.net>
Sent: Friday, April 5, 2024 7:19:30 AM
To: Derek Hodgins <dhdgins@reiengineers.com>
Subject: RE: [External] Captains Quarters

See this for relevant information:

South Carolina 2021 IBC allows combustible construction in Type I and II per 603.1. Look at #14 which specifically allows wood in door and window blocking. To me, this makes sense along with wood doors, windows parapet blocking and roof edge blocking. If the wall is required to have a fire rating due to other code requirements and not just construction type this may change

<https://www.woodworks.org/resources/using-wood-in-types-i-and-ii-construction/>

Sincerely,

Forrest R. Lott, FAIA

Consulting Architect & Expert Services

(912) 604-9943 mobile

FRLott@Comcast.net

0682-2024

The way I read this section 603.1(14) of the IBC is that combustible materials can be used as an exception in window and door blocking. I have attached this section for your reference as well as the 2 Failed inspection reports citing type 2 construction cannot use combustible materials.

Please let me know if we may proceed as the Board is getting very difficult to deal with.

Thank You

Mick Pullon

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5 attachments



image003.png
11K



image003.png
11K



IBC Sec 603.1.pdf
126K



Signed Inspection Report (Thu Mar 28, 2024 at 100 PM).pdf
25K

Signed Inspection Report (Thu Mar 28, 2024 at 1259 PM).pdf

0682-2024

**Mick Pullon** <mickpullon@gmail.com>

Fri, Apr 12, 2024 at 12:04 PM

To: Joseph Wheeler <josephw@hiltonheadislandsc.gov>

Cc: Chris Yates <chrisdy@hiltonheadislandsc.gov>, Russell Rogers <russellr@hiltonheadislandsc.gov>, Tony Pierce <tonyp@hiltonheadislandsc.gov>

What was the code referenced for the time of construction? Wouldn't the current IBC supersede that? Also there were combustible materials used in several areas of the structure from what I understand.

I am eager to discuss this as I have been consulting with Forrest Lott and Derek Hodgins to clarify this interpretation as it is seeming more likely that this will be litigated if I can't get this closed up soon.

No good deed goes unpunished it seems

Mick Pullon

Quoted text hidden

Russell Rogers <russellr@hiltonheadislandsc.gov>

Fri, Apr 12, 2024 at 1:34 PM

To: Mick Pullon <mickpullon@gmail.com>, Joseph Wheeler <josephw@hiltonheadislandsc.gov>

Cc: Chris Yates <chrisdy@hiltonheadislandsc.gov>, Tony Pierce <tonyp@hiltonheadislandsc.gov>, Joheida Fister <JoheidaF@hiltonheadislandsc.gov>

Good afternoon,

I know some photos have been provided and the determination of the construction type is based upon our records. The #14 exception is for blocking only and not for structural headers or other parts of the wall. We are not certain of what exactly was replaced. I don't see how we could approve work that was not inspected. You are welcome to appeal this decision to the Construction Board of Appeals.



Russell Rogers

DEPUTY FIRE MARSHAL/ BC BFP

Office: (843) 682-5152

Mobile: (843) 247-3736

Website: hiltonheadislandsc.gov

Address: Hilton Head Island Fire Rescue
40 Summit Drive
Hilton Head Island, SC 29926



CLICK TO TELL US HOW WE DID!



0682-2024



Russell Rogers

DEPUTY FIRE MARSHAL/ BC BFP

Office: (843) 682-5152

Mobile: (843) 247-3736

Website: hiltonheadislandsc.gov

Address: Hilton Head Island Fire Rescue
40 Summit Drive
Hilton Head Island, SC 29926



From: Mick Pullon <mickpullon@gmail.com>

Sent: Friday, April 12, 2024 12:04 PM

To: Joseph Wheeler <josephw@hiltonheadislandsc.gov>

Cc: Chris Yates <chrisdy@hiltonheadislandsc.gov>; Russell Rogers <russellr@hiltonheadislandsc.gov>; Tony Pierce <tonyp@hiltonheadislandsc.gov>

Subject: Re: Captains Quarters Permits #1233 and #1234

[Quoted text hidden]

0682-2024

To: Russell Rogers <russellr@hiltonheadislandsc.gov>

Cc: Joseph Wheeler <josephw@hiltonheadislandsc.gov>, Chris Yates <chrisdy@hiltonheadislandsc.gov>, Tony Pierce <tonyp@hiltonheadislandsc.gov>, Joheida Fister <JoheidaF@hiltonheadislandsc.gov>

How do we proceed with an appeal?

This project was taken on by the owners and owners association. Instead of taking on the Contractor who had done the previous window placements they decided to contract with the window installer separately. I only got involved after the work had been completed and approached Chris Yates about getting a permit as the owners had found out there was no warranty without a permit. From the beginning I have been forthcoming that this job had been done without permits. There were a few photos taken and the only one I have of the framing is attached showing wood for window blocking only and would fall under the exception in IBC 603.1(14).

I am just trying to get this resolved for all parties and it seems that this will go to litigation between the owners and the Sub contractor.

[Send this content](#)

4 attachments



248 window framing.jpg
3778K

 **Outlook-facebook i.png**
1K

 **Outlook-twitter ic.png**
1K

 **Outlook-linkedin i.png**
1K

Joseph Wheeler <josephw@hiltonheadislandsc.gov>

Mon, Apr 15, 2024 at 3:43 PM

To: Mick Pullon <mickpullon@gmail.com>, Russell Rogers <russellr@hiltonheadislandsc.gov>

Cc: Chris Yates <chrisdy@hiltonheadislandsc.gov>, Tony Pierce <tonyp@hiltonheadislandsc.gov>, Joheida Fister <JoheidaF@hiltonheadislandsc.gov>

[Boards, Committees and Commissions \(hiltonheadislandsc.gov\)](#)



Joseph Wheeler

BUILDING INSPECTOR III



0682-2024

Mobile: (843) 816-6538

Website: hiltonheadislandsc.gov

Address: Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928

Joseph Wheeler
BUILDING INSPECTOR III

Mobile: (843) 816-6538

Website: hiltonheadislandsc.gov

Address: Town of Hilton
Head Island
[1 Town Center
Court
Hilton Head
Island, SC
29928](#)



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT APPEAL

Case #:	Public Hearing Date:
APL-000682-2024	May 28, 2024

Parcel or Location Data:	Property Owner	Applicant
<u>Address:</u> 2 Shelter Cove Lane Units 201-236 and 237-264 <u>Parcel:</u> R520 012 00B 0002 0000	Heritage Investors I PO Box 5449 Hilton Head Island, SC 29938	Michael Pullon Commonwealth Services Inc. d/b/a Pullon Builders 2 Bobwhite Lane Hilton Head Island, SC 29928

Application Summary:

Mr. Michael Pullon, on Behalf of the Heritage Investors I, is appealing the determination from the previous Building Official that the use of wood blocking around the windows and doors installed at Captains Quarters does not meet 2021 International Building Code Section (IBC) 603.1 Exemption 14. Also, Mr. Pullon requests that final inspections be passed to close the permits because the rough-in work, window installation, window flashing and stucco lathe were covered prior to inspection and removal of the windows is not possible.

Staff Recommendation:

Town staff recommends that the Construction Board of Adjustments and Appeals (CBAA) concur with the current Building Official's determination that although the use of combustible blocking is allowed per 2021 International Building Code Section (IBC) 603.1 Exemption 14, the contractor must remove any finishing materials to expose the work performed to allow inspection by Town Staff. Also, per the window manufacturer specifications, the contractor shall provide the design and method of installation for the wood bucking from an engineer or architect.

Background:

February 6, 2024 – The Building Official received a request for information from Mr. Michael Pullon on behalf of the Homeowner's Association (HOA) for Captains Quarters at 2 Shelter Cove Lane. According to Mr. Pullon, the HOA had previously contracted with Coastline Construction in 2019 to replace windows and doors at both buildings at Captains Quarters. At that time, some of the homeowners did not want their windows and doors replaced; however, those homeowners recently decided to participate in the window and door replacements and erroneously assumed the 2019 permit was still active. Instead of contacting Coastline Construction, they contacted the Stucco Contractor, Island Exterior Finishes, to complete the work. The Stucco Contractor was unable to provide documentation to initiate the warranty for the windows and doors as the work had been completed without a permit. The HOA contacted Mr. Pullon for assistance in resolving the situation.

February 7, 2024 – Town staff confirmed there were no active permits for window and door replacement at Captains Quarters. Town Staff researched the property address and was unable to locate permits for window and door replacement referenced in Mr. Pullon's email. However, staff did locate two permit applications, BLDMF-004645-2018 and BLDMF-004647-2018, for stucco repair, only (Attachment 1). A Stop Work Order was issued for conducting work without a building permit. At the time the Stop Work Order was placed on site, the window and door replacements were nearly complete.

March 19, 2024 – Town Staff received permit applications from Pullon Builders for the removal and replacement of 5 windows and 4 doors and removal of 15 windows and 5 doors. Subsequently, permits BLDMF-001233-2024 and BLDMF-001234-2024 were issued (Attachment 2).

March 26, 2024 – Commercial Flashing Window(s)/Door(s) and Commercial Stucco Flashing and Mesh inspections were scheduled to Inspector Joseph Wheeler. Inspector Wheeler met with Mr. Pullon onsite to obtain information and documentation about the project. The window and door replacement had been completed. Inspector Wheeler was unable to determine if the window and door installations meet the 2021 IBC requirements because the work performed has been covered up and failed the inspections. Inspector Wheeler reviewed the photographs provided with the permit applications and was able to determine that the blocking shown in the photographs was installed to accommodate the new dimensions of the windows and doors and was structural in nature.

March 27-28, 2024 – Staff reviewed documentation provided by the contractor. Inspector Wheeler, Building Official, Chris Yates, and Deputy Fire Marshall, Russell Rogers determined that installation of combustible material for structural blocking was not approvable in a Type 2 building per 2021 IBC Section 603.1 (Attachment 3).

April 12, 2024 – Mr. Pullon provided correspondence requesting the review of IBC 603.1 exemption 14 to allow combustible material for the window and door blocking. Upon Building Official Yates and Deputy Fire Marshall Rogers' review of 2021 IBC Section 603.1 and Exemption 14, they determined that the exemption only pertained to the wood blocking and the exception was not applicable to structural headers and other parts of the wall. Town Staff was unable to determine what was replaced because they could not inspect the work.

April 28, 2024 – Inspector Wheeler was contacted by one of the property owners in Captains Quarters. The owner provided the window model number and stated that the HOA contracted with Island Exterior Finishes, Inc. for the window and door installation, as they were listed as the subcontractor on the 2018 stucco repair permits. The owner also stated that Masters Innovation ordered the windows from ESPY and installed them. Town staff were unable to confirm that either contractor holds a current Business License with the Town.

April 29, 2024 – Town Staff obtained and reviewed the window manufacturer installation requirements (Attachment 4). Installation requirements states “Wood bucks (if used) shall be designed to properly transfer loads to the structure. Wood Buck design and installation is the responsibility of the engineer or architect of record.” As there were no installation requirements from an engineer or architect of record included with the permit application, the wood buck is considered structural and does not meet the requirements of 2021 IBC Section 603.1.

May 8, 2024 – The appeal application was forwarded to the current Building Official for review. The current Building Official determined that the use of combustible blocking is allowed by Exemption 14 of 2021 IBC Section 603.1; however, the contractor must remove such materials as necessary to allow inspection by Town Staff. The Building Official included that the 2021 IBC Section 113.2 (Attachment 5) and Town Municipal Code Section 15-1-112 (Attachment 6) state that the CBAA does not have the authority to waive the Code requirements, which includes requirement of 2021 IBC Section 110 (Attachment 7) that gives the Building Official the authority to inspect any construction work for which a permit is issued.

Summary of Facts:

1. 2021 IBC Section 603.1 allows combustible materials to be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3 Exception 14 “blocking such as for handrails, millwork, cabinets and window and door frames.” However, the structural headers and other parts of the wall have been modified to accommodate the dimensions of the new windows and doors are considered structural and must be non-combustible materials.
2. The contractor must remove such material as necessary to allow inspection by Town Staff.
3. The CBAA does not have the authority to waive the requirements of the IBC per IBC Section 113.2 and Town Municipal Code 15-1-112.
4. The windows and doors at Captains Quarters were replaced without building permits.
5. The window manufacturer specifications state that the contractor shall provide the design and method of installation for the wood bucking from an engineer or architect.
6. The subcontractors allegedly involved with the window and door replacement do not have the proper licensing to conduct business within the Town of Hilton Head Island.

PREPARED BY:

SM

Shari Mendrick, P.G., CFM

May 16, 2024

DATE

Floodplain Administrator

REVIEWED BY:

SY

Steve Yeargin, CBO
Building Official

May 17, 2024

DATE

ATTACHMENTS:

1. Building Permits BLDMF-004645-2018 and BLDMR-004647-2018
2. Building Permits BLDMF-001233-2024 and BLDMF-001234-2024
3. 2021 International Building Code Section 603.1
4. Manufacturer's Specifications for Window Installation
5. 2021 International Building Code Section 113.2
6. Town of Hilton Head Island Municipal Code Section 15-1-112.
7. 2021 International Building Code Section 110



TOWN OF HILTON HEAD ISLAND
SOUTH CAROLINA
BUILDING PERMIT #:

ATTACHMENT 2

BLDMF-001233-2024

Date Issued:	03/19/2024	Parcel ID:	R520 012 00B 0002 0000	Permit Fee:	\$410.00	Value of Construction	\$40,000.00		
Address:	Street # & Street Name 2 Shelter Cove Lane, 201-236	Lot #		Subdivision:	CAPTAINS QUARTERS	Building #	STARBOARD	Unit #	201-233
Type of Construction	Renovation - Commercial	Occupancy:	Residential	Flood Zone/Minimum Finished Floor Elevation:	X, X-Shaded, AE (7)				

Scope of Work: SHELTER COVE / CAPTAINS QUARTERS / STARBOARD UNITS 206-233: REMOVE AND REPLACE 5 WINDOWS & 4 DOORS

Heated Square Ft.		Unheated Square Ft		Total Square Ft		Number of Units	
Stories		Exterior Finish		Square Feet of Pool		Fireplaces	
Bedrooms		Roofing Type		Septic Tank #		Fire Alarm System	
Bathrooms		Heating/Air		Elevators		Fire Sprinkler	
Total Rooms		Type of Fuel					

	Name	Address	City, State	ZIP Code	Phone
Owner:	HERITAGE INVESTORS I	Po Box 5449	Hilton Head Island, SC	29938	
Contractor:	PULLON BUILDERS OF HILTON HEAD IN	2 Bobwhite Lane	Hilton Head Island, SC	29928	(843) 298-2654
Applicant:	PULLON BUILDERS OF HILTON HEAD IN	2 Bobwhite Lane	Hilton Head Island, SC	29928	(843) 298-2654

I acknowledge the following: All work must comply with Town of Hilton Head Island adopted codes.

This is in a special flood hazard zone

Conditions of the Approval:

Town Staff conditions are included, additional pages may be attached.

Print Name: M. C. L. Pullon

Signature: [Signature]

Date: 3/20/24

Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

If you have questions or concerns regarding this permit, please call the Community Development Department at 843-341-4757.

ATTACHMENT 2



Town of Hilton Head Island
Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-341-2087
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Permit #:	1233-2024
Fee:	410.00

MISCELLANEOUS BUILDING PERMIT APPLICATION

☐ Single Family	☒ Multi-Family	☐ Commercial -
Change of Use: ☐ YES ☒ NO		

Project Address: 2 Shelter Cove (202-233) Subdivision: Captains Quarters
 Parcel Number [PIN]: R 5 2 0 0 1 2 0 0 B 0 0 0 2 0 0 0 0 Flood Zone: _____
 Land Owner Name: Heritage Investors Phone #: (717) 580-6271
 Address: 2 Shelter Cove Cvi Email: _____
 Building # Starboard Unit # See sketch (202-233) Number of Units: _____

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If so, a copy of the private covenants and/or restrictions must be submitted with this application. ☐ YES ☒ NO

Is the work that is to be completed to include the building & area of the site that will be disturbed over .5 acres or 21,780 sq. ft.? ☐ YES ☒ NO

If this application is for demolition, do you plan to build after demolition is complete? If so, please note no land disturbance, grading or clearing (other than what is approved with the demolition permit) will be permitted without a building permit for the new construction. ☐ YES ☒ NO

Fees & Forms: Please see www.hiltonheadislandsc.gov. The Town accepts cash or check made Payable to Town of Hilton Head Island. Credit cards are accepted as payment for some items.

License Requirements: Individuals and entities involved in the construction, repair or renovation of structures are required to comply with licensing requirements of the State of South Carolina and the Town. No contractor or sub-contractor shall begin work on a job without a business license. Both the contractor and the sub-contractor shall be subject to a suspension of his license in accordance with Section 10-1-150 of the Town of Hilton Head Island Code of Ordinances.

Acknowledgement: Application is hereby made to perform work on the building and accompanying features, and I am authorized to submit this application. To the best of my knowledge, information included in this application is factual and complete. I hereby agree to abide by all conditions of any approvals granted by the Town and understand that such conditions shall apply to the subject property only. I acknowledge that the Town Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with floodplain provisions. I understand that failure to abide by this approval, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Owners Consent: For Demolitions and Renovations, the Owners Consent Form must be submitted with this application.

Print Name: <u>Michael Puller</u>	Signature: <u>[Signature]</u>
Company Name: <u>Commonwealth Services</u>	Date: <u>2/14/24</u>

1233-2024

Building Owner, if different from Land Owner:		Applicant:	
Name:		Name: <u>Mick Pullen</u>	
Address:		Address: <u>2 Bobwhite Ln.</u>	
Address:		Address: <u>WHE SC</u>	
Phone:		Phone: <u>(843) 298-2654</u>	
Email:		Email: <u>Mick Pullen@gmail.com</u>	
Contractor:		Primary Contact:	
Name: <u>Commonwealth Services Inc</u>		Name: <u>Mick Pullen</u>	
Address: <u>132 Pullen Builders</u>		Phone: <u>(843) 298-2654</u>	
Phone:		Email: <u>Mick Pullen@gmail.com</u>	
Email:			
Town Business License #:			
State License/registration #: <u>G103446</u>			
License Group:			
Architect:		Engineer:	
Name:		Name:	
Phone:		Phone:	
Email:		Email:	
State License #: /Town License #:		State License #: /Town License #:	
Detailed Description of Work:			
IF YOU ARE REMODELING THE INTERIOR OR ADDING SQ. FOOTAGE. PLEASE NOTE THAT YOU WILL UPDATE THE SMOKE AND CARBON MONOXIDE DETECTORS TO CURRENT CODE IF APPLICABLE.			
<u>Pulling & Replacing 5 Windows & 4 Doors</u>			

POOL INFORMATION		ROOF INFORMATION	
Pool/Spa Sq. Ft.		Material:	Wind Uplift:
Elevation of Pool Deck		Amount of Fasteners:	Years of Guarantee:
Total Pervious for Entire Lot:		Type of Fasteners:	
Total Impervious for Entire Lot:		Is the entire roof deck spray foamed insulated:	
VALUE OF CONSTRUCTION (includes materials, labor, profit)		Note: No deductions shall be made on the permit application by a general or independent contractor for value of work performed by a subcontractor.	
Plumbing	\$		
Electrical	\$		
Mechanical	\$		
Building	\$		
TOTAL	\$ <u>40,000</u>		

Commercial Plans: 2 complete sets of plans (hard copy) and 1 digital copy (The digital copy can be submitted via email to CDIC@hiltonheadislandsc.gov, either as a pdf attachment if the file size is 10MB or less, or with a link to a dropbox)

Single Family Plans – 3 sets of plans (hard copy) and 1 additional digital copy of the site plan

Site Plan Requirement: Plans shall be to scale and include the following information on them when applicable– Lot Acreage, Impervious/Pervious Coverage, Heated and Un-heated square footage for each floor, Height measured from BFE, Elevations showing the setback angles, Required Setbacks and Buffers, OCRM Critical Line and the Town's Beachfront Line, Transition Area and Coastal Protection Area Overlays. **Tree protection fencing delineated and labeled along the edge of all required buffers.** Label all existing structures as EXISTING and all new structures as NEW.

ATTACHMENT 2



Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-341-2087
www.hiltonheadislandsc.gov

1233-2024

FOR OFFICIAL USE ONLY

Date Received: _____

App. #: _____

Form revised 10-2012

AFFIDAVIT OF OWNERSHIP AND HOLD HARMLESS PERMISSION TO ENTER PROPERTY

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize Mick Pincen to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 2 shelter cove in Building #2 (address),
RS20 012 008 0002 0000 (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.
Description of Work: Replacing windows
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
 - a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
 - b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
 - c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
 - d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
 - e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: Craig LesterOwner Signature: Craig LesterPhone No.: 843-842-0515Email: clester@sihi.comDate: 3/11/24

The foregoing instrument was acknowledged before me by Craig Lester, Agent who is personally known to me or has produced SCDL as identification and who did not take an oath.

WITNESS my hand and official seal this 11th day of MARCH, A.D., 2024

Notary Public Signature

My Commission expires:

Please affix seal or stamp Carolyn L. Neely

NOTARY PUBLIC

State of South Carolina

My Commission Expires 5/8/2030

ATTACHMENT 2

WINDOW AND DOOR DP RATINGS PER 2018 INTERNATIONAL CODE

Note: This form is required for any construction that includes new or replacement windows or doors.

1233-2024

LOCATION OF WORK TO BE PERFORMED: <u>Star Board</u>	<u>2 Shelter cove Ln.</u>	PERMIT #:
---	---------------------------	-----------

Enter number of windows and check the APPLICABLE boxes

ZONE 5 = All windows/doors that are 4 Feet or closer to a corner
ZONE 4 = All other windows or doors

Design Pressure Values are Pounds/Sq Ft (PSF)

WIND ZONE - INLAND

140 MPH (B & C EXPOSURE)

BASIC WIND ZONE

(MPH 3 SECOND GUST)

Mean Roof Height	ZONE (4)	# OF WINDOWS	# OF DOORS	# OF SKY LIGHTS
☐ 15'	☐ DP 35			
☐ 20'	☐ DP 35			
☐ 25'	☐ DP 35			
☐ 30'	☐ DP 35			
☐ 35'	☐ DP 35			
☐ 40'	☐ DP 40			
☐ 45'	☐ DP 40			
☒ 50'	☒ DP 40	5	4	0

ZONE (5)	# OF WINDOWS	# OF DOORS	# OF SKY LIGHTS
☐ DP 45			
☐ DP 45			
☐ DP 45			
☐ DP 45			
☐ DP 45			
☐ DP 45			
☐ DP 50			
☐ DP 50			

WIND ZONE - OCEANFRONT

140 MPH (D EXPOSURE)

BASIC WIND SPEED

(MPH 3 SECOND GUST)

Mean Roof Height	ZONE (4)	# OF WINDOWS	# OF DOORS	# OF SKY LIGHTS
☐ 15'	☐ DP 40			
☐ 20'	☐ DP 45			
☐ 25'	☐ DP 45			
☐ 30'	☐ DP 50			
☐ 35'	☐ DP 50			
☐ 40'	☐ DP 50			
☐ 45'	☐ DP 55			
☐ 50'	☐ DP 55			

ZONE (5)	# OF WINDOWS	# OF DOORS	# OF SKY LIGHTS
☐ DP 50			
☐ DP 55			
☐ DP 55			
☐ DP 60			
☐ DP 60			
☐ DP 65			
☐ DP 65			
☐ DP 65			

Type of Protection for Openings

☒ High impact glass
☐ Approved shutters
Type of shutters/other

U Value: 0.5600

Solar Heat Gain Co-efficient: 0.2300

PRINT NAME Michael Pulcin SIGNATURE [Signature] DATE: 2/14/24

ATTACHMENT 2

FOR SOUTH CAROLINA

PRESCRIPTIVE PATH FOR COMPLIANCE WITH THE 2015 IECC

WINDOWS AND INSULATION							FOUNDATION TYPE				
Package	Window U-Factor	Skylight U-Factor	Window and Skylight SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value		Floor R-Value	Basement Wall R-Value	Slab R-Value And Depth	Crawl Space Wall R-Value
Climate Zone 3	0.50 0.65 if Impact resistant	0.65	0.30	R-30	R-13	R-5		R-19	R-0	R-0	R-5/13

NOTES:

This table applies to new construction as well as additions, alterations and replacement windows and is based upon the envelope performance requirements for Climate Zone 3, Table 402.1 in the 2015 IECC, and does not reflect any state-specific amendments to the IECC. This table applies to residential buildings, as defined in the IECC, with wood framing and/or mass walls. For steel-framed buildings, refer to Section 402.24 of the IECC.

Window refers to any translucent or transparent material (i.e., glazing) in exterior openings of buildings, including skylights, sliding glass doors and glass block, along with the accompanying sashes, frames, etc.

Window and skylight U-factor and SHGC values are maximum acceptable levels. An area-weighted average of fenestration products shall be permitted to satisfy the U-Factor and SHGC requirements. Window U-Factor and SHGC must be determined from a National Fenestration Rating Council (NFRC) label on the product or from a limited table of product default values in the IECC. Up to 15 square feet of glazed fenestration is permitted to be exempt from the U-factor and SHGC requirements.

The code requires that window be labeled in a manner to determine that they meet the IECC's air infiltration requirements; specifically, equal to or better than 0.30 cfm per square foot of window area (swinging doors below 0.50 cfm) as determined in accordance with the NFRC 400 or AAMA/WDMA/CSA 101/IS.2/A440 by an accredited, independent laboratory.

Opaque exterior doors must meet the window U-Factor requirements. One exempt door is allowed.

Insulation R-values are minimum acceptable levels; R-19 shall be permitted to be compressed into a 2x6 cavity. R-Values for walls represent the sum of cavity insulation plus insulated sheathing. If any.

If structural sheathing covers 25% or less of the exterior, insulated sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25% of the exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

Supply and return ducts shall be insulated to a minimum of R-8. Ducts in floor trusses shall be insulated to a minimum of R-6.

EXCEPTION: Ducts or portions thereof located completely inside the thermal building envelope.

Where there are 2 different values for basement and crawl space insulation requirements, the first R-value shall only apply to unventilated crawl spaces; S-5 shall be added to the required slab edge R-Values for heated slabs; and floors over outside air must meet ceiling requirements.

The Code requires the HVAC system to be properly sized using a procedure like ACCA Manual J.

1233-2024

ISLAND EXTERIOR FINISHES, INC.

^^

**179 Parish Road
Pawleys Island,S.C.
29585**

2-8-24

**SCResudential license number 3904
Re: 2 Shelter Cove Lane**

**Island Exterior Finishes, Inc is a licensed contractor with the state of South Carolina. It licensed by stucco manufacturers BASF, Masterwall, Dryvit and Sto to install their various exterior finishes w/warranties after completion depending on the system chosen that incudes the proper installation of the windows , all work performed according to the Southern Building Codes which references the International Builing Codes. This includes the updated 2023 code To include the installation of the drainage mat.Pictures and license included .
Stanley Yarborough**



1233-2024

ACKNOWLEDGEMENT

State of South Carolina
County of Georgetown

On this 9th day of February, 2024, before me personally
appeared Stanley D. Yarborough, who provided satisfactory evidence of his
Document Holder

identification to be the person whose name is subscribed to this instrument and he
acknowledged that he executed the foregoing instrument by his signature here.

Stanley D. Yarborough
Document Holder's Signature

Sworn to (or affirmed) and subscribed before me this the 9th day of
February, 2024.

Lynn M. Magnan
Official Signature of Notary



Lynn M Magnan, Notary Public
Notary's printed or typed name

Georgetown County, South Carolina

My commission expires: 4/8/2025

**The county listed at the top of the acknowledgement is the county where the notarization is taking place. The county near the notary's signature is the notary's county of residence.*





245

03









ATTACHMENT 2

TOWN OF HILTON HEAD ISLAND
SOUTH CAROLINA

BUILDING PERMIT #:

BLDMF-001234-2024

Date Issued:	03/19/2024	Parcel ID:	R520 012 00B 0002 0000		Permit Fee:	\$540.00	Value of Construction	\$60,000.00	
Address:	Street # & Street Name 2 Shelter Cove Lane, 237-264	Lot #		Subdivision:	CAPTAINS QUARTERS	Building #	PORT	Unit #	242-259
Type of Construction	Renovation - Commercial	Occupancy:	Residential	Flood Zone/Minimum Finished Floor Elevation:	AE (7), X, X-Shaded				

Scope of Work: SHELTER COVE / CAPTAINS QUARTERS / PORT UNITS 242-259: REMOVE AND REPLACE 15 WINDOWS & 5 DOORS

Heated Square Ft.		Unheated Square Ft		Total Square Ft		Number of Units	
Stories		Exterior Finish		Square Feet of Pool		Fireplaces	
Bedrooms		Roofing Type		Septic Tank #		Fire Alarm System	
Bathrooms		Heating/Air		Elevators		Fire Sprinkler	
Total Rooms		Type of Fuel					

	Name	Address	City, State	ZIP Code	Phone
Owner:	HERITAGE INVESTORS I	Po Box 5449	Hilton Head Island, SC	29938	
Contractor:	PULLON BUILDERS OF HILTON HEAD IN	2 Bobwhite Lane	Hilton Head Island, SC	29928	(843) 298-2654
Applicant:	PULLON BUILDERS OF HILTON HEAD IN	2 Bobwhite Lane	Hilton Head Island, SC	29928	(843) 298-2654

I acknowledge the following: All work must comply with Town of Hilton Head Island adopted codes.**This is in a special flood hazard zone****Conditions of the Approval:**

Town Staff conditions are included, additional pages may be attached.

Print Name: Mick PullonSignature: Date: 3/20/24

Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

If you have questions or concerns regarding this permit, please call the Community Development Department at 843-341-4757.

ATTACHMENT 2



Town of Hilton Head Island
Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-341-2087
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Permit #:	1234-2024
Fee:	540.00

MISCELLANEOUS BUILDING PERMIT APPLICATION

☐ Single Family	☒ Multi-Family	☐ Commercial -
		Change of Use: ☐ YES ☐ NO

Project Address: 2 Shelter Cove Ln → Port Subdivision: Cap Lane Quarters
 Parcel Number [PIN]: R520 012 00B 000 2 0000 Flood Zone: _____
 Land Owner Name: Heritage Investors Phone #: (717) 580-6271
 Address: 2 Shelter Cove Ln. Email: _____
 Building # Port Unit # See List Number of Units: _____
 (242-259)

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If so, a copy of the private covenants and/or restrictions must be submitted with this application. ☐ YES ☒ NO

Is the work that is to be completed to include the building & area of the site that will be disturbed over .5 acres or 21,780 sq. ft.? ☐ YES ☒ NO

If this application is for demolition, do you plan to build after demolition is complete? If so, please note no land disturbance, grading or clearing (other than what is approved with the demolition permit) will be permitted without a building permit for the new construction. ☐ YES ☒ NO

Fees & Forms: Please see www.hiltonheadislandsc.gov. The Town accepts cash or check made Payable to Town of Hilton Head Island. Credit cards are accepted as payment for some items.

License Requirements: Individuals and entities involved in the construction, repair or renovation of structures are required to comply with licensing requirements of the State of South Carolina and the Town. No contractor or sub-contractor shall begin work on a job without a business license. Both the contractor and the sub-contractor shall be subject to a suspension of his license in accordance with Section 10-1-150 of the Town of Hilton Head Island Code of Ordinances.

Acknowledgement: Application is hereby made to perform work on the building and accompanying features, and I am authorized to submit this application. To the best of my knowledge, information included in this application is factual and complete. I hereby agree to abide by all conditions of any approvals granted by the Town and understand that such conditions shall apply to the subject property only. I acknowledge that the Town Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with floodplain provisions. I understand that failure to abide by this approval, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Owners Consent: For Demolitions and Renovations, the Owners Consent Form must be submitted with this application.

Print Name: <u>Michael Puller</u>	Signature: <u>[Signature]</u>
Company Name: <u>Commercially Services</u>	Date: <u>2/14/24</u>
<u>DBA Puller Builders</u>	

Building Owner, if different from Land Owner:		Applicant:	
Name:		Name:	Mick Pullen
Address:		Address:	2 Bobwhite Ln.
Address:		Address:	HHS SC 29528
Phone:		Phone:	(843) 298-2654
Email:		Email:	Mick Pullen@gmail.com
Contractor:		Primary Contact:	
Name:	Commonwealth Services Inc	Name:	Mick Pullen
Address:	Port Pugh Builders	Phone:	
Phone:	(843) 298-2654	Email:	
Email:	Mick Pullen@gmail.com		
Town Business License #:			
State License/registration #:			
License Group:			
Architect:		Engineer:	
Name:		Name:	
Phone:		Phone:	
Email:		Email:	
State License #:	/Town License #:	State License #:	/Town License #:
Detailed Description of Work:			
IF YOU ARE REMODELING THE INTERIOR OR ADDING SQ. FOOTAGE. PLEASE NOTE THAT YOU WILL UPDATE THE SMOKE AND CARBON MONOXIDE DETECTORS TO CURRENT CODE IF APPLICABLE.			
Port Building Replacing 15 windows & 5 doors			

POOL INFORMATION		ROOF INFORMATION	
Pool/Spa Sq. Ft.		Material:	Wind Uplift:
Elevation of Pool Deck		Amount of Fasteners:	Years of Guarantee:
Total Pervious for Entire Lot:		Type of Fasteners:	
Total Impervious for Entire Lot:		Is the entire roof deck spray foamed insulated:	
VALUE OF CONSTRUCTION (includes materials, labor, profit)		Note: No deductions shall be made on the permit application by a general or independent contractor for value of work performed by a subcontractor.	
Plumbing	\$		
Electrical	\$		
Mechanical	\$		
Building	\$		
TOTAL	\$ 60,000		

Commercial Plans: 2 complete sets of plans (hard copy) and 1 digital copy (The digital copy can be submitted via email to CDIC@hiltonheadislandsc.gov, either as a pdf attachment if the file size is 10MB or less, or with a link to a dropbox)

Single Family Plans – 3 sets of plans (hard copy) and 1 additional digital copy of the site plan

Site Plan Requirement: Plans shall be to scale and include the following information on them when applicable– Lot Acreage, Impervious/Pervious Coverage, Heated and Un-heated square footage for each floor, Height measured from BFE, Elevations showing the setback angles, Required Setbacks and Buffers, OCRM Critical Line and the Town's Beachfront Line, Transition Area and Coastal Protection Area Overlays. **Tree protection fencing delineated and labeled along the edge of all required buffers.** Label all existing structures as EXISTING and all new structures as NEW.



Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-341-2087
www.hiltonheadislandsc.gov

1234-2024

FOR OFFICIAL USE ONLY

Date Received: _____

App. #: _____

Form revised 10-2012

AFFIDAVIT OF OWNERSHIP AND HOLD HARMLESS PERMISSION TO ENTER PROPERTY

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize Mike Puccio to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 25 Shelter Cove Ln. Building #1 (address), R520 012 008 0002 0000 (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.
Description of Work: Replace windows
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
 - a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
 - b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
 - c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
 - d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
 - e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: Craig LesterOwner Signature: Craig LesterPhone No.: 843-842-0515Email: clester@asahi.comDate: 3/11/24

The foregoing instrument was acknowledged before me by Craig Lester, who is personally known to me or has produced SCDL as identification and who did not take an oath.

WITNESS my hand and official seal this 11th day of MARCH, A.D., 2024.

Notary Public Signature

My Commission expires: 5/8/2030
Please affix seal or stamp.

Carolyn L. Neely
NOTARY PUBLIC
State of South Carolina
My Commission Expires 5/8/2030

ATTACHMENT 2

1234-2024

WINDOW AND DOOR DP RATINGS PER 2018 INTERNATIONAL CODE

Note: This form is required for any construction that includes new or replacement windows or doors.

LOCATION OF WORK TO BE PERFORMED: <u>Port 2 Shelter Cove Ln.</u>	PERMIT #:
--	-----------

Enter number of windows and check the APPLICABLE boxes

ZONE 5 = All windows/doors that are 4 Feet or closer to a corner ZONE 4 = All other windows or doors	Design Pressure Values are Pounds/Sq Ft (PSF)
---	---

WIND ZONE - INLAND

140 MPH (B & C EXPOSURE)

BASIC WIND ZONE

(MPH 3 SECOND GUST)

Mean Roof Height	ZONE (4)	# OF WINDOWS	# OF DOORS	# OF SKY LIGHTS
☐ 15'	☐ DP 35			
☐ 20'	☐ DP 35			
☐ 25'	☐ DP 35			
☐ 30'	☐ DP 35			
☐ 35'	☐ DP 35			
☐ 40'	☐ DP 40			
☐ 45'	☐ DP 40			
☒ 50'	☒ DP 40	15	5	

ZONE (5)	# OF WINDOWS	# OF DOORS	# OF SKY LIGHTS
☐ DP 45			
☐ DP 45			
☐ DP 45			
☐ DP 45			
☐ DP 45			
☐ DP 45			
☐ DP 50			
☐ DP 50			

WIND ZONE - OCEANFRONT

140 MPH (D EXPOSURE)

BASIC WIND SPEED

(MPH 3 SECOND GUST)

Mean Roof Height	ZONE (4)	# OF WINDOWS	# OF DOORS	# OF SKY LIGHTS
☐ 15'	☐ DP 40			
☐ 20'	☐ DP 45			
☐ 25'	☐ DP 45			
☐ 30'	☐ DP 50			
☐ 35'	☐ DP 50			
☐ 40'	☐ DP 50			
☐ 45'	☐ DP 55			
☐ 50'	☐ DP 55			

ZONE (5)	# OF WINDOWS	# OF DOORS	# OF SKY LIGHTS
☐ DP 50			
☐ DP 55			
☐ DP 55			
☐ DP 60			
☐ DP 60			
☐ DP 65			
☐ DP 65			
☐ DP 65			

Type of Protection for Openings

☒ High impact glass
☐ Approved shutters
Type of shutters/other

U Value: 0.5600Solar Heat Gain Co-efficient: 0.2300

PRINT NAME Michael Peller SIGNATURE [Signature] DATE: 2/14/24

1234-2024

ISLAND EXTERIOR FINISHES, INC.

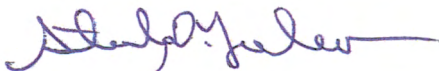
^^

**179 Parish Road
Pawleys Island, S.C.
29585**

2-8-24

**SCResidential license number 3904
Re: 2 Shelter Cove Lane**

**Island Exterior Finishes, Inc is a licensed contractor with the state of South Carolina. It licensed by stucco manufacturers BASF, Masterwall, Dryvit and Sto to install their various exterior finishes w/warranties after completion depending on the system chosen that includes the proper installation of the windows , all work performed according to the Southern Building Codes which references the International Building Codes. This includes the updated 2023 code To include the installation of the drainage mat. Pictures and license included .
Stanley Yarborough**



1234-2024

ACKNOWLEDGEMENT

State of South Carolina
County of Georgetown

On this 9th day of February, 2024, before me personally
appeared Stanley D. Yarborough, who provided satisfactory evidence of his
Document Holder

identification to be the person whose name is subscribed to this instrument and he
acknowledged that he executed the foregoing instrument by his signature here.

Stanley D. Yarborough
Document Holder's Signature

Sworn to (or affirmed) and subscribed before me this the 9th day of
February, 2024.



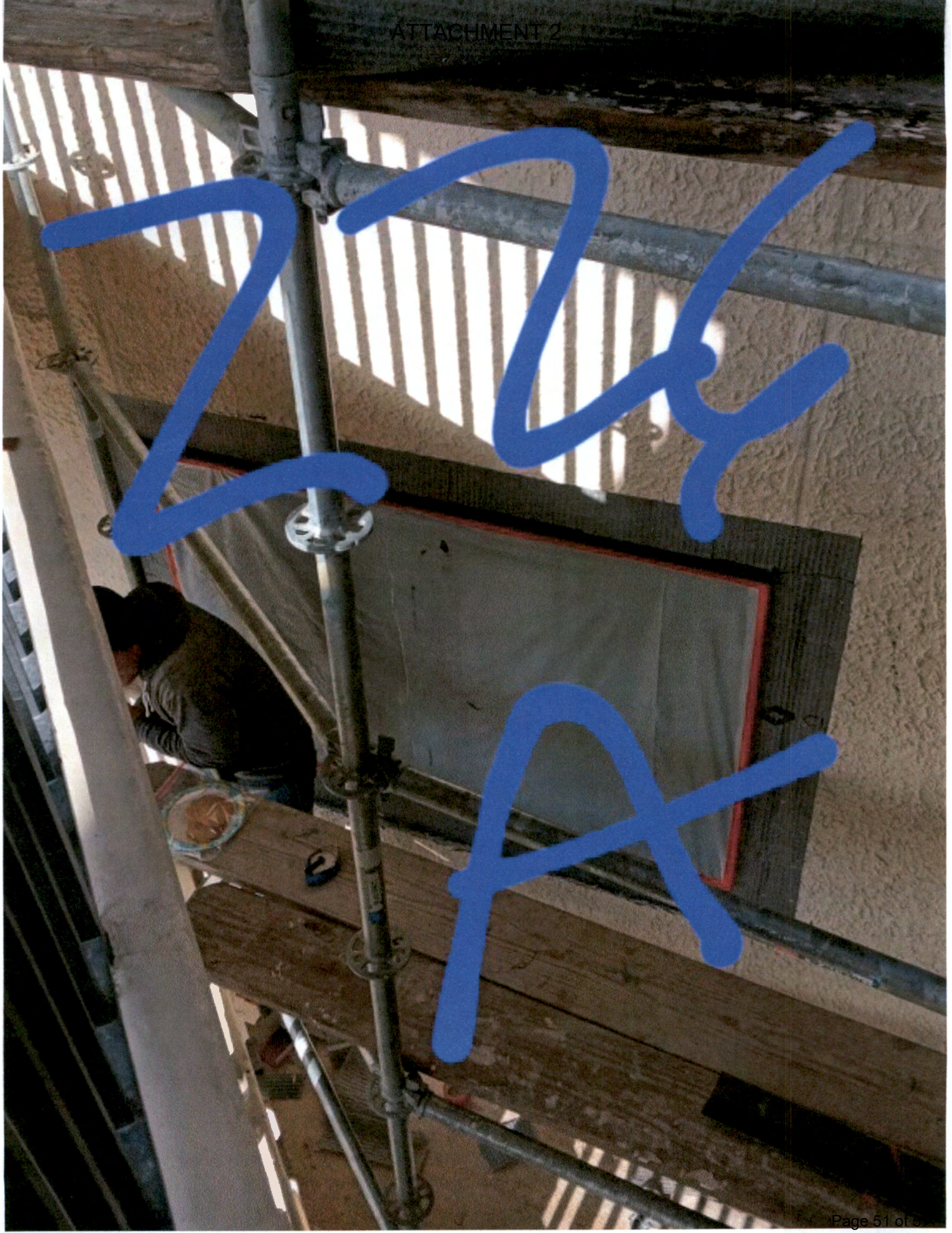
Lynn M. Magnan
Official Signature of Notary

Lynn M Magnan, Notary Public
Notary's printed or typed name

Georgetown County, South Carolina

My commission expires: 4/8/2025

**The county listed at the top of the acknowledgment is the county where the notarization is taking place. The county near the notary's signature is the notary's county of residence.*



602.5 Type V. Type V construction is that type of construction in which the structural elements, *exterior walls* and interior walls are of any materials permitted by this code.

SECTION 603 COMBUSTIBLE MATERIAL IN TYPES I AND II CONSTRUCTION

603.1 Allowable materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3:

1. *Fire-retardant-treated wood* shall be permitted in:
 - 1.1. Nonbearing partitions where the required *fire-resistance rating* is 2 hours or less except in *shaft enclosures* within Group I-2 occupancies and *ambulatory care facilities*.
 - 1.2. Nonbearing *exterior walls* where fire-resistance-rated construction is not required.
 - 1.3. Roof construction, including girders, trusses, framing and decking.

Exceptions:

1. In buildings of Type IA construction exceeding two *stories above grade plane*, *fire-retardant-treated wood* is not permitted in roof construction where the vertical distance from the upper floor to the roof is less than 20 feet (6096 mm).
2. Group I-2, roof construction containing *fire-retardant-treated wood* shall be covered by not less than a Class A *roof covering* or roof assembly, and the roof assembly shall have a *fire-resistance rating* where required by the construction type.
- 1.4. Balconies, porches, decks and exterior *stairways* not used as required exits on buildings three *stories* or less above grade plane.
2. Thermal and acoustical insulation, other than foam plastics, having a *flame spread index* of not more than 25.

Exceptions:

1. Insulation placed between two layers of noncombustible materials without an intervening airspace shall be allowed to have a *flame spread index* of not more than 100.
2. Insulation installed between a finished floor and solid decking without intervening airspace shall be allowed to have a *flame spread index* of not more than 200.

3. Foam plastics in accordance with Chapter 26.
4. *Roof coverings* that have an A, B or C classification.
5. *Interior floor finish* and floor covering materials installed in accordance with Section 804.
6. Millwork such as doors, door frames, window sashes and frames.
7. *Interior wall and ceiling finishes* installed in accordance with Section 803.
8. *Trim* installed in accordance with Section 806.
9. Where not installed greater than 15 feet (4572 mm) above grade, show windows, nailing or furring strips and wooden bulkheads below show windows, including their frames, aprons and show cases.
10. Finish flooring installed in accordance with Section 805.
11. Partitions dividing portions of stores, offices or similar places occupied by one tenant only and that do not establish a *corridor* serving an *occupant load* of 30 or more shall be permitted to be constructed of *fire-retardant-treated wood*, 1-hour fire-resistance-rated construction or of wood panels or similar light construction up to 6 feet (1829 mm) in height.
12. *Stages* and *platforms* constructed in accordance with Sections 410.2 and 410.3, respectively.
13. Combustible *exterior wall coverings*, balconies and similar projections and bay or oriel windows in accordance with Chapter 14 and Section 705.2.3.1.
14. Blocking such as for handrails, millwork, cabinets and window and door frames.
15. Light-transmitting plastics as permitted by Chapter 26.
16. Mastics and caulking materials applied to provide flexible seals between components of *exterior wall* construction.
17. Exterior plastic *veneer* installed in accordance with Section 2605.2.
18. Nailing or furring strips as permitted by Section 803.15.
19. Heavy timber as permitted by Note c to Table 601 and Sections 602.4.4.4 and 705.2.3.1.
20. Aggregates, component materials and admixtures as permitted by Section 703.2.1.2.
21. Sprayed fire-resistant materials and intumescent and mastic fire-resistant coatings, determined on the basis of *fire resistance* tests in accordance with Section 703.2 and installed in accordance with Sections 1705.15 and 1705.16, respectively.
22. Materials used to protect penetrations in fire-resistance-rated assemblies in accordance with Section 714.
23. Materials used to protect *joints* in fire-resistance-rated assemblies in accordance with Section 715.
24. Materials allowed in the concealed spaces of buildings of Types I and II construction in accordance with Section 718.5.

TYPES OF CONSTRUCTION

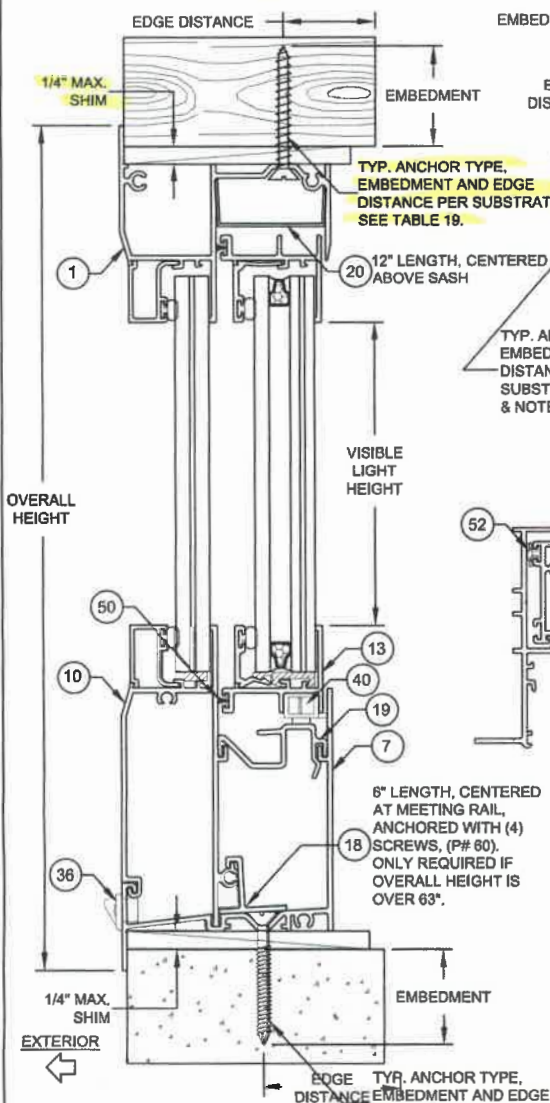
25. Materials exposed within plenums complying with Section 602 of the *International Mechanical Code*.
26. Wall construction of freezers and coolers of less than 1,000 square feet (92.9 m²), in size, lined on both sides with noncombustible materials and the building is protected throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
27. Wood nailers for parapet flashing and roof cants.

603.1.1 Ducts. The use of nonmetallic ducts shall be permitted where installed in accordance with the limitations of the *International Mechanical Code*.

603.1.2 Piping. The use of combustible piping materials shall be permitted where installed in accordance with the limitations of the *International Mechanical Code* and the *International Plumbing Code*.

603.1.3 Electrical. The use of electrical wiring methods with combustible insulation, tubing, raceways and related components shall be permitted where installed in accordance with the limitations of this code.

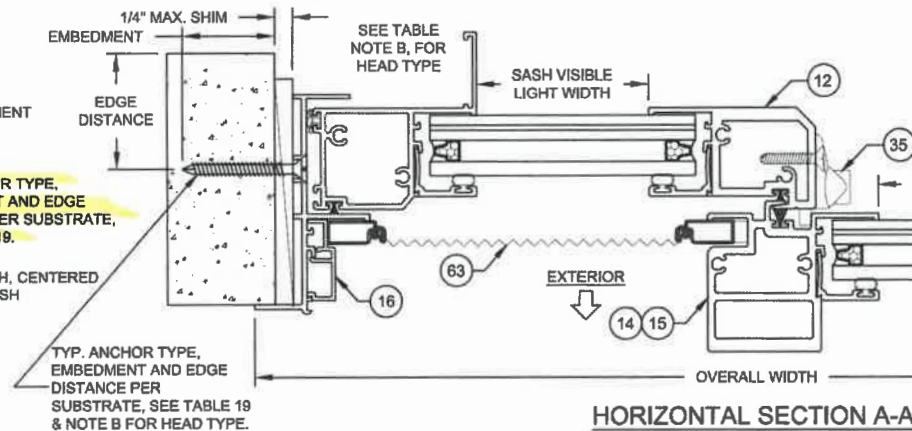
INSTALLATION OPTION 1
 ANCHORED THROUGH FRAME INTO 2X WOOD FRAME
 OR BUCKSTRIP. SEE NOTE 2, THIS SHEET.



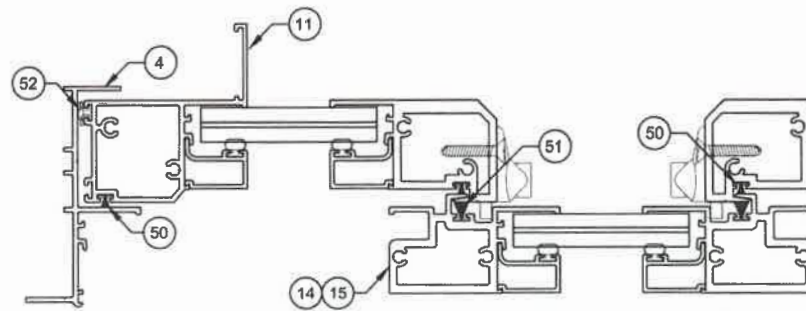
INSTALLATION OPTION 2
 ANCHORED THROUGH FRAME
 DIRECTLY INTO CONCRETE/CMU.

VERTICAL SECTION B-B

INSTALLATION OPTION 2
 ANCHORED THROUGH FRAME
 DIRECTLY INTO CONCRETE/CMU.

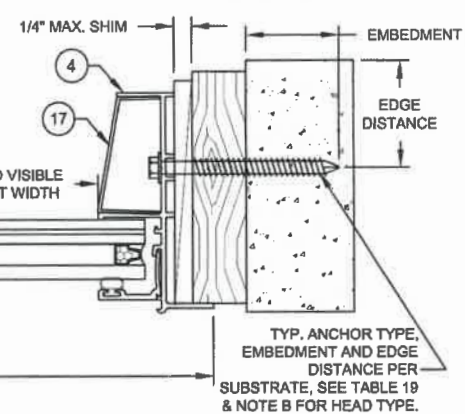


HORIZONTAL SECTION A-A
 (SHOWN WITH I.G. GLAZING)

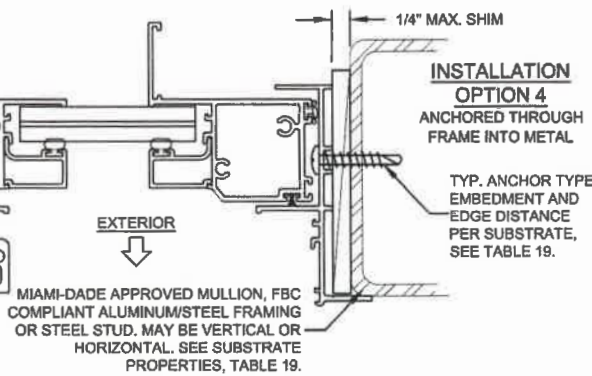


HORIZONTAL SECTION C-C
 (SHOWN WITH MONO. GLAZING)

INSTALLATION OPTION 3
 ANCHORED THROUGH FRAME AND 1X BUCKSTRIP
 INTO CONCRETE/CMU. SEE NOTE 2, THIS SHEET.



**INSTALLATION
 OPTION 4**
 ANCHORED THROUGH
 FRAME INTO METAL



NOTES:

- 1) USE ONLY SUBSTRATE-APPROPRIATE ANCHORS LISTED ON TABLE 19. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS. ANY INSTALLATION OPTION SHOWN MAY BE USED ON ANY SIDE OF THE WINDOW.
- 2) MASONRY ANCHORS MAY BE USED INTO WOOD AS PER TABLE 19. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD.
- 3) VISIBLE LIGHT WIDTH OR HEIGHT (ALSO REFERRED TO AS DAYLIGHT OPENING) IS MEASURED FROM BEADING TO BEADING.

TABLE 19:

Anchor	Substrate	Min. Edge Distance	Min. Embedment
#12 Steel, 18-8 or 410 SS Screw	Southern Pine (SG=0.55)	9/16"	1-3/8"
	Aluminum, 6063-T5 min.	3/8"	0.063"
	A36 Steel	3/8"	0.063"
1/4" 410 SS CreteFlex	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga)
	Concrete (min. 3.35 ksi)	1"	1-3/4"
	UngROUTED CMU, (ASTM C-90)	2-1/2"	1-1/4"
1/4" Steel Ultracon +	Southern Pine (SG=0.55)	1"	1-3/8"
	Concrete (min. 3.00 ksi)	1-3/16"	1-3/8"
	UngROUTED CMU, (ASTM C-90)	1-1/2"	1-1/4"
	Southern Pine (SG=0.55)	1"	1-3/8"

- A) MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.
- B) USE ONLY FLATHEAD ANCHORS IN HEAD AND SILL. PAN/HEX/FLAT HEAD TYPE IS ALLOWABLE FOR ANCHORS IN THE JAMBS.
- C) "UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.

PRODUCT
 as complying
 Building Code
 NOA-No.

Expiration Da
 By
 Miami-Dade F

B) REVISED
 TYPE TABL

LY - 06/02/2

PREPARED BY A. LYNN MILLER
 1070 TECHNOLOGY DRIVE
 N. VENICE, FL 34275
 (941) 480-1600

PGI
 Custom Windows and Doors
 1070 TECHNOLOGY DRIVE
 N. VENICE, FL 34275

ANTHONY I
 LIC
 No.
 06/06/2006
 STA
 F.L.C.
 PROFESSION
 A. LYNN I
 P.E.

SECTION 113 MEANS OF APPEALS

[A] 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *building official*.

[A] 113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

Section 15-1-112. Board of appeals.

Section 15-1-112.1 General. There is hereby established a board to be called the construction board of adjustments and appeals, which shall consist of nine (9) members and two (2) alternates. The board shall be appointed by town council.

Section 15-1-112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

Section 15-1-112.3 Qualifications. The construction board of adjustments and appeals shall consist of nine (9) members and two (2) alternates. Such board shall be composed of one (1) South Carolina registered architect, one (1) South Carolina licensed general contractor, one (1) South Carolina registered engineer, one (1) South Carolina licensed mechanical contractor (heating and air conditioning), one (1) South Carolina licensed plumbing contractor, one (1) South Carolina registered electrical engineer, one (1) South Carolina licensed electrical contractor and two (2) members at-large from the building industry. The said board shall be appointed by the town council. In addition to the regular members, there shall be two (2) alternate members; one (1) member at-large from the building industry and one (1) member at-large from the electrical industry. Board members shall be appointed for four-year terms. No member may serve more than two (2) successive terms, except for extraordinary circumstances where town council believes it to be in the best interest of the community to have a continuation, for a specified period, of a particular member of the board.

Section 15-1-112.4 Quorum and voting. A simple majority of the board shall constitute a quorum. The concurring vote of five (5) members of the construction board of adjustment and appeals shall be necessary to reverse any action, order, requirement, decision, or determination of the building official. If the required number of votes is not obtained, the action, order, requirement, decision or determination of the building official shall stand. For votes on any other matter, the affirmative votes of the majority present shall be required. In the event that regular members are unable to attend the meeting, alternative members, if substituted, shall vote.

Section 15-1-112.5 Fee. A fee of seventy-five dollars (\$75.00) shall accompany application for appeal.
(Ord. No. 2008-22, 9-2-2008)

SECTION 110 INSPECTIONS

[A] 110.1 **General.** Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain visible and able to be accessed for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.