TOWN OF SEABROOK ISLAND

1893 Andell Bluff Blvd. • Seabrook Island, SC 29455

The Seabrook Island VALUE ADDED QUALITY House

In 1995, concerned citizens suggested that the Town of Seabrook Island tighten the residential building codes and increase inspections to ensure that construction is conforming to the codes. In January 1996, the Town Council created a Building Code Committee "to examine the building codes to determine how (if) they might be amended to better protect citizens and property on a barrier island from high winds and wind-driven rains." The Committee consisted of nine members, including builders, developers, structural engineers, an architect and representatives of the Town, the Property Owners Association and the Charleston County Building Services Department. Assistance and support were given by FEMA and Clemson University, and the town attorney provided advice and counsel.

Committee members studied the Charleston County Building Code and the Standard Manual for Hurricane-Resistant Residential Construction. They reviewed a FEMA document, prepared following the highly destructive Hurricane Andrew, that outlined varying construction methods used in houses that failed and in those that withstood the hurricane.

After concluding that changing the County's building code would be difficult and would require legislative action, the Committee recommended that the Town endorse a program incorporating upgraded specifications. The VAQ specifications address requirements to make a house more resistant to high winds experienced on a barrier island. The specifications contain detailed drawing requirements relating to roofing, flashing, venting, and anchoring methods and connectors in critical areas.

The Committee recommended that the Town mount an aggressive promotion campaign to urge property owners, architects and builders to subscribe to the VAQ program, voluntarily. After the Town Council approved the Committee's recommendations, meetings were held with architects, builders, developers and realtors working on Seabrook Island. In the process, the specifications were reviewed and several changes and additions were made.

A formal procedure for VAQ certification is enclosed. Following certification, a decal and certificate may be displayed on the construction site. As construction progresses, the Town's building inspector will verify when VAQ specifications are met. Upon completion, the homeowner will receive a VAQ certificate. If the house changes hands, the realtor will be able to use the VAQ certification with other features in promoting the sale of the property.

This folder contains the VAQ specifications. If you are building a house on an undeveloped lot or if you are making major renovations to an existing building, we urge you to voluntarily adopt the added specifications. Architects and builders have assured that relatively little additional cost will be added to the project. We believe that building to the VAQ specifications will bring an added dimension to your Seabrook Island investment.

Bernard M. Roper
Mayor

THE TOWN OF SEABROOK ISLAND MAKES NO WARRANTIES OR REPRESENTATIONS CONCERNING HOMES DESIGNATED AS VAQ HOMES, INCLUDING BUT NOT LIMITED TO:

1. THE VALUE OR RE-SALE VALUE OF ANY VAQ HOME;
2. THE CONSTRUCTION STANDARDS AND PRACTICES USED BY CONTRACTORS IN CONSTRUCTING A VAQ HOME;
3. THE SAFETY FACTOR OF A VAQ HOME;
4. THE COMPLIANCE OF A VAQ HOME WITH THE STANDARDS AND CRITERIA ADOPTED AS A PART OF THE VAQ PROGRAM; AND
5. THE SUFFICIENCY OF THE INSPECTIONS UTILIZED TO REVIEW CONSTRUCTION AND THE VAQ GUIDELINES.

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Certification Procedure

1. Preliminary Review Plans are submitted to SIPOA for architectural review. Required VAQ drawing details may or may not be included at this time.

2. SIPOA Completes Preliminary Review of plans for ARB requirements, releasing comments regarding aesthetics to architect of record and property owner. At this time, ARB Administrator reminds architect/owner of Town VAQ Program.

3. ARB Completes Conditional Review of plans and, upon approval, releases plans to architect/builder.

4. Architect/builder submits plans to the Town Zoning Administrator for plan review. The Zoning Administrator then gives the plans to the Town Consulting Architect for VAQ Certification if the home is being built to VAQ standards.

5. Consulting Architect reviews plans and issues approval letter to Town if VAQ standards are met.

6. Zoning Administrator issues zoning permit and applies VAQ stamp to plans for architect/builder.

7. Architect/builder obtains Charleston County Building Permit.

FOOTINGS & FOUNDATIONS

	MINIMUM REQUIREMENT STANDARD BUILDING
● Continuous concrete footings will be used to support all exterior walls, bearing walls and piers. Design will be adequate to safely support loads imposed as dictated by soil conditions.	MEETS
● If wood pilings are used, soil testing is required by an approved testing laboratory. Piling installation methods must be approved by the Town architectural consultant.	
● Footings for all residential construction will be a minimum of 12” depth and 24” width with two or more #4 rebars.	MEETS
● Vertical reinforcing for continuous foundation walls will be one #4 vertical rod anchored to footing reinforcing bars at 6’ on center. In addition, all openings in foundation walls will have a #4 rod at each side of opening. Openings between free standing piers are not to exceed 8’ unless accompanied by structural engineering approval. Block cells containing vertical rods will be filled solid with concrete grout using 3/8” aggregate. Spot inspections will be made to insure adherence to this requirement.	EXCEEDS
● Wooden foundations are not acceptable.	N/A
● Piers will have two #4 vertical rods; blocks filled will be filled solid with concrete grout using 3/8” aggregate. Continuous footings are required for all isolated piers under roof areas.	EXCEEDS

Note: Additional inspections by County inspectors will be required for the above footing/ foundation construction.

ROOFING SYSTEMS

	MINIMUM REQUIREMENT STANDARD BUILDING
● All roof sheathing will be minimum 5/8” plywood for 16” rafter spacing and 3/4” for 24” rafter spacing. In all cases first row of sheathing will be glued and nailed. Nail spacing will be 6” for both edge and internal. Suggested nail size will be 8D common nails or 10D box nails or .113 x 2-3/8” power driven. Power driven nails must be driven flush. (Recommended 90 PSI max.)	EXCEEDS
● Vapor barrier will be two (2) ply underlayment, 15# felt, overlapped 17”, or 30# felt overlapped 12” on 5/12 pitch or less, 6” overlap on roofs above 5/12 pitch. Button top nails to be used, spaced 12” in all directions.	EXCEEDS
● Shingles will be minimum 30 year with six (6) roofing nails per shingle. Hand tabbing(asphalt adhesive) of shingles is required at ridges, valleys, hips, eaves and rakes.	EXCEEDS
● Chimney frames must be securely anchored to the ceiling joists below or lower floor system in case of a vaulted ceiling.	N/A

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GENERAL WALL SHEATHING

	MINIMUM REQUIREMENT STANDARD BUILDING
● Entire exterior wall sheathing will be minimum 1/2” plywood, sheathing grade or OSB for 16” on center, 5/8” plywood for 24” on center.	MEETS
● Maximum distance between wall studs will be 16” on center for 2 x 4 framing and 24” on center for 2 x 6 framing. (Height and wall openings must be considered. See Wood Frame Construction Manual for tables.)	MEETS
● Nailing pattern will be 6” edge nailing and 8” intermediate nailing (For transferring shear load). Nailing at the top plate will be 3” on center (For uplift force).	EXCEEDS

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FLASHING

MINIMUM REQUIRE-MENT STANDARD BUILDING

Flashing will be required at the following places:

- All roof-wall junctures (step flashing). — MEETS
- All house-deck junctures. — MEETS
- All chimney-roof junctures. Step flash at chimneys and provide cricket at all acute angles between roof and chimney; chimney caps will be non-corrosive and subject to approval by the Town architectural consultant. — MEETS
- Sills, windows, doors, patio doors and other undefined areas where moisture may accumulate. — MEETS
- Approved flashing materials include aluminum, copper, lead-coated copper and vinyl or any material approved by the SBCCI compliance report. — MEETS

NOTE: Architects must submit detailed sketches, scale 1-1/2" equals 1 foot, at all circled areas on Figure 1, to the Town architectural consultant for approval.

WOOD COLUMNS/DECK FRAMING

MINIMUM REQUIRE-MENT STANDARD BUILDING

- Exterior wood posts supporting decks, stairways, porches or other framing:

  - Galvanized steel anchor (Simpson extra heavy hot dipped galvanized or equal) will be imbedded in concrete foundation and footing to insure that column maintain 1” minimum above finished grade. — EXCEEDS

  - Column material must be treated wood (Cox .40 ground contact treated lumber or approved equal). Top of column will be anchored to deck, stairway system or other framing with galvanized steel anchors. — MEETS

- Deck Framing:

  - Galvanized steel joist hangers will be used for deck framing system. — EXCEEDS

  - Stainless steel screws, non-corrosive screws or galvanized spiral shank nails will be used to secure deck to framing. Two nails per plank are required for 4” or 6” planking. — EXCEEDS

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INSTALLATION OF DOORS AND WINDOWS

	MINIMUM REQUIREMENT STANDARD BUILDING
● All windows and doors must be secured to vertical framing, using wedge and nail or screw at 2 feet on center along vertical edges. Consultation with window manufacturer's engineering department is strongly recommended for large window and door openings to determine ability to withstand high wind loads. Window/door selection for large openings will be subject to approval by architectural consultant.	EXCEEDS
● Double entry doors must have structurally acceptable bolts or pins at top and bottom of inactive door.	EXCEEDS
● Garage doors greater than 9 feet wide must have additional wind resistant framing; this "lock & post" assembly is handled by most major overhead door installers. For general information only, the overhead door vertical windload post assembly schematic is attached.	EXCEEDS

ROOF VENTING

	MINIMUM REQUIRE-MENT STANDARD BUILDING
● All roofs will be designed to allow air to move freely between the underside of roof sheathing and the top of the insulation (1-1/2” to 2” clear plenum recommended). Air flow to start at roof overhang and to exhaust at highest point on the roof. Applicable to all roofs including gable, hipp, shed, flat, etc. Dead ended plenums are not acceptable.	EXCEEDS
● Venting methods will be fully detailed at scale of 1-1/2” equals one foot, or larger, and must be approved by the Town architectural consultant.	N/A

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