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BERKELEY COUNTY
BUILDING AND CODE ENFORCEMENT

Henry Jackson Chief Building Official

Roofing and wind design FAQ for the 2021 SC Residential Code Cycle

- All building codes adopted by the state of South Carolina are enforced by Berkeley County.
- The full set of Building codes are available free online through the International Code Council (ICC) website and the National Fire Protection Association (NFPA) website.
- The provisions of the 2021 SC Residential Code applies to construction, alteration, movement, enlargement**, replacement, repair**, equipment, use and occupancy, location, removal and demolition of one- and two family dwellings and townhouses not more than three stories above grade with a separate means of egress and their accessory structures not more than three stories above grade plane in height **R101.2**
- Special wind design required anywhere wind speed is greater or equal to 140 MPH per **R301.2.1.1**
- Within the county everywhere in the 140 MPH design area is also a windborne debris area
- Missile impact protection for windows is required in the windborne debris area **R301.2.1.2**
- Anywhere in the 140 MPH area requires double layer of felt **R905.1.1(2)**
- Shingle roof valleys require Ice and Water Shield anywhere in the county unless its an open valley with metal lining **R905.2.8.2.**
- Shingles must have the following ASTM Classifications, ASTM D7158 Class H, or ASTM D3161 Class F anywhere in the county **R905.2.4.1**
- It does not matter if shingles are architectural or 3 tab so long as they are classified as required above. The building codes **do not** regulate warranties, any additional requirements by manufacturers for warranty purposes that are not strictly required to meet the ASTM rating shall not be enforced.
- South Carolina Department of Labor, Licensing and Regulation (LLR) defines the wind regions in SC. The wind map for Berkeley County can be found on their website.
- The above requirements are identical to the requirements of the SC Building code for structures and buildings outside of the scope of the SC Residential Code.
- The entirety of the adopted building codes needs to be followed, this document's purpose is only to answer and provide references for the most asked questions.