



**Town of Clover**  
**Building Codes Enforcement Department**  
**114 Bethel Street, PO Box 1060**  
**Clover, South Carolina 29710**

## **Building Design Criteria**

Jurisdiction: Town of Clover, SC

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The following information is to help the architect, engineer, and/or builder prepare drawings and specifications which will be presented to the Building Official of the Town of Clover for review. To expedite review of construction documents, all pertinent information should be listed on the cover sheet of the plans. In case of a conflict between this document and the code, the code would supersede.

Building Limits: 1 & 2 family dwellings (R3) not more than three (3) stories above grade.

*Note: Apartment buildings (R2) and buildings over three (3) stories shall be built to the IBC.*

Code: 2006 International Residential Code

Snow: 10 lbs/sf

Wind Zone: 90 MPH (3 sec. gust)

Seismic Design Category: C

Frost Depth: 10"

Load bearing of soil: 1500 psi (unless shown to be otherwise)

Concrete Weatherability: Moderate

Decay Resistance: Slight to Moderate

Termite Infestation: Very Heavy

Flood Hazards: [www.freeflood.net](http://www.freeflood.net)

Air Freezing Index:  $\geq 0 - 1000$   
[www.ncdc.noaa.gov/oa/fpsf.htm](http://www.ncdc.noaa.gov/oa/fpsf.htm)

Mean Annual Temperature: 60 F.  
[www.ncdc.noaa.gov/oa/fpsf.htm](http://www.ncdc.noaa.gov/oa/fpsf.htm)

Commercial Buildings – Licensed Design Professional Required for the Following:

Building

- Occupancy Classification A, E & I
- 3 or more stories
- 5,000 square feet

Electrical

- All services > 400 amps
- All 3 phase services

Mechanical

- Over 10 tons
- Boilers
- Chillers

Plumbing

- Over 6 water closets
- Recycled water