**South Carolina General Assembly**

120th Session, 2013-2014

**S. 824**

**STATUS INFORMATION**

General Bill

Sponsors: Senator Alexander

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Introduced in the Senate on January 14, 2014

Currently residing in the Senate Committee on **Labor, Commerce and Industry**

Summary: Modular Buildings Construction Act

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

12/10/2013 Senate Prefiled

12/10/2013 Senate Referred to Committee on **Labor, Commerce and Industry**

1/14/2014 Senate Introduced and read first time ([Senate Journal‑page 35](file:///H:\SJ%20Archive\2014\01-14-14.docx))

1/14/2014 Senate Referred to Committee on **Labor, Commerce and Industry** ([Senate Journal‑page 35](file:///H:\SJ%20Archive\2014\01-14-14.docx))

**VERSIONS OF THIS BILL**

[12/10/2013](file:///p:\pprever\2013-14\824_20131210.docx)

**A** **BILL**

TO AMEND SECTION 23‑43‑20, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO DEFINITIONS OF THE SOUTH CAROLINA MODULAR BUILDINGS CONSTRUCTION ACT, SO AS TO REQUIRE THAT AN APPROVED INSPECTION AGENCY RETAIN A BUILDING CONSTRUCTION‑ORIENTED ENGINEER OR ARCHITECT TO ENSURE COMPLIANCE; AND TO AMEND SECTION 23‑43‑90, RELATING TO INSPECTION AND CERTIFICATION OF A MODULAR BUILDING, SO AS TO PROVIDE THAT FINAL PLAN APPROVAL FOR A SINGLE FAMILY RESIDENTIAL MODULAR BUILDING BE PERFORMED BY AN APPROVED INSPECTION AGENCY, AND TO PROVIDE THAT FINAL APPROVAL FOR A COMMERCIAL MODULAR BUILDING BE PERFORMED BY THE DEPARTMENT OF LABOR, LICENSING AND REGULATION.

SECTION 1. Section 23‑43‑20(6) of the 1976 Code is amended to read:

“(6) ‘Approved inspection agency’ means an agency approved by the council to provide plan review and approval, evaluation, and inspection in addition to adequate follow‑up services at the point of manufacture to insure that production units are in full compliance with the provisions of this chapter. An approved inspection agency must retain a building construction‑oriented South Carolina registered professional engineer or architect who must be responsible for compliance with this chapter and regulations of the council.”

SECTION 2. Section 23‑43‑90 of the 1976 Code is amended to read:

“Section 23‑43‑90. (A) ~~The council may authorize the~~ An approved inspection agency ~~to~~ shall perform ~~all or part of the~~ final plan review and approval, inspection, and certification of a single family residential modular building. Upon final plan review and approval by an approved inspection agency of a plan as meeting the requirements of this chapter and the regulations of the council, a copy of the approved plan must be filed with the Department of Labor, Licensing and Regulation. Upon filing, the department shall authorize issuance of certification labels, as needed.

(B) An approved inspection agency shall perform plan approval, inspection, and certification of commercial or multifamily modular buildings. Upon review by the approved inspection agency, the plans must be submitted to the Department of Labor, Licensing and Regulation for final plan review and approval.”

SECTION 3. This act takes effect upon approval by the Governor.

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