

Community Development Department

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IMPORTANT NOTICE



Residential Homebuilders,

General Contractors & Mechanical Contractors

Contractor Registration / Authorization Forms *MUST* be filled out and returned to the Community Development Department by **March 31, 2011. The forms are available on the Town's Website: www.hiltonheadislandsc.gov**

If you have any questions or need to receive the form via fax, please contact **Nancy Heath at 843-341-4663**.

This registration is an effort to protect licensed contractors and citizens of this jurisdiction from unlawful and unlicensed contractors.

The form will remain on file and should be updated as needed.
Thank you.

Historic Marker Dedication

Before the Island's first bridge, Charlie Simmons, Sr. became known as "Mr. Transportation" among the local community. Mr. Simmons bought the first locally owned motorboat and also ran a ferry from the Island to Savannah. A commemorative marker in his honor was installed along Spanish Wells Road near Humane Way, which is near family land.



This was the first commemorative marker commissioned by the Town of this type. The Town held a ceremony at Honey Horn in recognition of Mr. Simmons on December 4, 2010 in which family, friends and community members had the opportunity to participate in the unveiling.

The Development Review Process is really a breeze!



Town staff is always looking for ways to improve the development review process to make it more efficient and user-friendly for the applicant, developer or property owner. Here are some tips on getting your project approved.

Attend a pre-application meeting – Before spending time and money on formal plans, attend a pre-application meeting with Town staff to get ideas and suggestions from staff members from a variety of departments as well as staff from the appropriate utility companies. This is also a good opportunity to find out any potential issues ahead of time.

Obtain Outside Agency Approvals – Almost all projects will require approvals from outside agencies, including the state, county, private property owner's associations or architectural review boards. Sometimes this is a timely process involving agencies that are not located locally but throughout the state. It is best to notify these agencies as soon as possible. Town staff can always let you know what approvals will be required and point you in the right direction.

Submit Electronic Plans – Submitting plans electronically, whether it be for pre-application meetings, development plan review, subdivision applications, expedited development plan review applications and other permits, will not only save you an enormous amount of money by eliminating printing and paper costs, but will also save time when it comes to staff reviewing the applications. A click of a button will replace inter-office envelopes and staff distribution of application materials. It is a lot quicker to submit documents electronically than to print each document and distribute.

Communication is Key – Don't hesitate to ask questions. If you receive a comment letter or notice and have questions, please contact the assigned staff case manager for the project and set up a meeting. Have one person designated as the agent who all communication will be directed to and the Town will do the same with an assigned staff person as your point of contact for all questions and communications.

These are just a few suggestions to assist you with the process. Town staff is always available to meet with the public concerning proposed projects or just to go over requirements and processes. If you have any questions or suggestions on improving this process, contact the Community Development Department at 843-341-4757 or just stop by Town Hall.

You be the Judge Residential Fire Sprinklers

Hope you all had a great holiday and have a prosperous new year. Below is an article written by Julian Ballanco, a P.E from Indiana. I have known Mr. Ballanco since 1996; and have been an advocate of several issues pertaining to all building related codes, throughout his career. In this article he is discussing the everlasting and controversial residential fire sprinklers. I wanted to share this with those of you who haven't seen or read this article to have the opportunity for you to see another person's opinion; and for you to be the judge in this controversial matter. Bob Klein CBO, CEO Hilton Head Island, SC

Happy New Year! With the ringing in of Jan. 1, 2011, all of us in the engineering profession have been presented with a dilemma. I should indicate that this dilemma extends to architects, as well. You may be wondering what the concern is. On Jan. 1, the 2009 ICC International Residential Code mandates residential sprinklers in all one and two-family dwellings. The IRC had already mandated residential sprinklers in townhouses. Prior to Jan. 1, the ICC International Building Code required sprinkler protection in all residential buildings. Furthermore, NFPA 5000 has always required all residential buildings to be protected with a residential sprinkler system. The next edition of the IRC will be the 2012 edition. That is scheduled for publication later this year. The 2012 edition of the IRC also mandates residential sprinklers for all one- and two-family dwellings and townhouses. As professional engineers, our first obligation is to the public, not our client. We are also required to follow accepted engineering practice. Accepted engineering practice means we have to follow the guidelines produced and developed by our industry. That includes the IRC, IBC and NFPA 5000. What all this means is that from this day forward if you are involved in the design of systems in any one- or two-family dwelling or townhouse, you need to include a residential sprinkler system. If you do not, you are jeopardizing your engineering license by not upholding your first obligation to protect the public, plus not upholding your obligations to follow accepted engineering practice. The builder may not follow your plans. He may choose not to install the residential sprinkler system, but that is OK. You did your duty by showing the system on the plans. The liability shifts to the builder if he chooses not to install the residential sprinkler system. I plan to also cover my bases by sending a letter to the builder or developer indicating that sprinklers are required.

Some Disagree

I was speaking to an engineering colleague last week regarding this very issue. He disagrees with me, saying that if the state or local politicians delete the sprinkler requirements from the code, the engineer has no obligation to design the system. There is no denying that the various state home builders associations have been spending millions lobbying their politicians to have the requirement removed from the adoption of the 2009 IRC. Just because politicians do something that many of us consider stupid, it does not reduce the liability of professional engineers to do what they are charged to do. In other words, we must protect the public. I cannot fathom how any engineer could declare that residential sprinklers do not protect the public.

Litigation Waiting To Happen

I am sure some, or many, smart attorneys are just waiting in the wings for the first fire death in a home built after Jan. 1, 2011. I hate to say it, but it will unfortunately have to involve a fire death. With around 3,000 fire deaths a year in residential buildings, it won't take long for a test case. Having been involved in a number of lawsuits as an expert witness, I can envision the questions the attorney would ask.

Question: Mr. Ballanco, doesn't the 2009 IRC require all one- and two-family dwellings to be sprinklered after Jan. 1, 2011?

Answer: Yes, but that section was stricken from the IRC when it was adopted by the state.

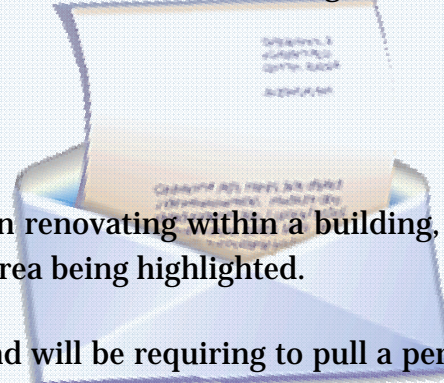
Question: Oh, so politicians receiving money from the home builder lobbyists voted to strike the sprinkler requirement, is that correct?

Answer: Yes.

APPLICATIONS FOR PERMITS AND PLANS SUBMITTALS

Per the Building Official of the Town of Hilton Head Island, as of January 1 of 2011 any plans that are submitted for permitting shall have a cover sheet with the following information:

- Size of building in square footage.
- Type of construction.
- Occupancy classification.
- Occupant load.
- Site plan showing location of building. When renovating within a building, the entire building shall be shown with the renovated area being highlighted.



Another item that we have requested in the past and will be requiring to pull a permit in the Town of Hilton Head Island is a copy of the contract for the work being performed. If no contract was signed then a letter from the owner detailing the work and compensation agreed to will suffice. This is to ensure that all of the work being contracted is actually being permitted and that the amount of work is being claimed in accordance with the licensing allowances as set forth in the State of South Carolinas licensing laws.

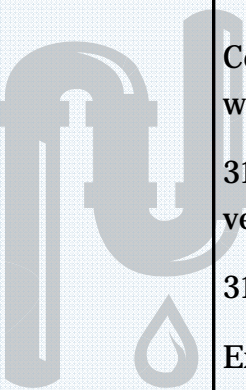
These requirements are being made so that the Town of Hilton Head Island can better comply with the State Laws that we are designated to enforce. Your cooperation in meeting these items is greatly appreciated and if you have any questions please call 843-341-4651.

Cold weather is here. To avoid the freezing of pipes at this time of the year, I would suggest you test the water and waste lines with air.

312.3IPC. A air test of 5 psi is required for at least 15 minutes for the waste and vents.

312.5IPC A air test of 50 psi for 15 minutes is required.

Exceptions: The Town of Hilton Head requires a 100 psi test on the water lines on all plastic pipe for water. Charlie Forton, Inspector

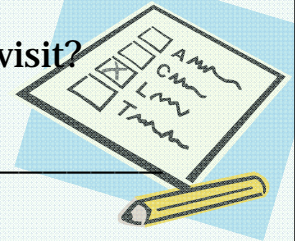


Community Development/Building Division Survey

Please complete this survey and reply by faxing it to 843-842-8587 or hand delivering it to the Plans Review Administrator at Town Hall. Thank you for your input and letting us know how we are serving you or where we might be able to improve our services. All of your comments will be taken into consideration.

Were you greeted promptly and professionally at your last visit?

If not, please explain



Were your needs or questions dealt with to your satisfaction?

If not, please explain

Was the permitting process easy to understand, or explained to you so that it became understandable? If not, please explain

Are there any changes and/or improvements to the system currently in place that you feel would increase the customer service in the permitting process?

Community Development Department

Staff Directory

website: www.hiltonheadislandsc.gov

Administrative Staff			Development Review & Zoning (DRZ)		
Charles Cousins	Director	843-341-4692	Teri Lewis	LMO Official	843-341-4698
charlesc@hiltonheadislandsc.gov			teril@hiltonheadislandsc.gov		
Jill Foster	Deputy Director	843-341-4694	Heather Colin	Dev Rev Admin	843-341-4607
jillf@hiltonheadislandsc.gov			heatherc@hiltonheadislandsc.gov		
Trudie Johnson	Floodplain Admin	843-341-4665	Nicole Dixon	Sr Planner	843-341-4686
trudiej@hiltonheadislandsc.gov			nicoled@hiltonheadislandsc.gov		
Eileen Wilson	Sr Admin. Assist	843-341-4691	Anne Cyran	Sr Planner	843-341-4697
eileeno@hiltonheadislandsc.gov			annec@hiltonheadislandsc.gov		
Kathleen Carlin	Admin Assist	843-341-4684	Mike Roan	Urbn Des Admin	843-341-4688
kathleenc@hiltonheadislandsc.gov			miker@hiltonheadislandsc.gov		
Community Development Services			Sally Krebs	NR Admin	843-341-4690
Nancy Heath	Appl/Records Mgr	843-341-4663	sallyk@hiltonheadislandsc.gov		
nancyh@hiltonheadislandsc.gov			Sarah Skigen	NR Associate	843-341-4682
Sarah Hayward	Cmty Dev. Assistant	843-341-4674	sarahl@hiltonheadislandsc.gov		
sarahh@hiltonheadislandsc.gov					
Donna Horsman	Cmty Dev. Assistant	843-341-4605			
donna@hiltonheadislandsc.gov			Inspections / Compliance		
Lynn Cooler	Cmty Dev. Assistant	843-341-4606	Bob Klein	Building Official	843-341-4664
lynn@hiltonheadislandsc.gov			bobk@hiltonheadislandsc.gov		
Comprehensive Planning			Richard Spruce	Plans Rev Admin	843-341-4651
Shawn Colin	Mgr, Comp Planning	843-341-4696	richards@hiltonheadislandsc.gov		
shawnc@hiltonheadislandsc.gov			Wayne Adams	Codes Inspector	843-341-4659
Shea Farrar	Sr Planner	843-341-4768	waynea@hiltonheadislandsc.gov		
sheaf@hiltonheadislandsc.gov			Waymon Durden	Codes Inspector	843-341-4657
Jayme Lopko	Sr Planner	843-341-4695	waymond@hiltonheadislandsc.gov		
jaymel@hiltonheadislandsc.gov			Charlie Forton	Codes Inspector	843-341-4679
Marcy Benson	Sr Grants Admin.	843-341-4689	charlief@hiltonheadislandsc.gov		
marcyb@hiltonheadislandsc.gov			Marc Torin	Special Proj Inspect	843-341-4661
			marct@hiltonheadislandsc.gov		
			Chris Yates	Codes Inspector	843-341-4656
			chrisdy@hiltonheadislandsc.gov		

Visit our website at: <http://www.hiltonheadislandsc.gov/publications/newsletters.cfm>
to view our newsletters.