

City of Charleston - Building and Renovation Permit Information

ELECTRICAL

<p><i>What kind of work:</i></p>	<p>Any installation of new wiring or replacement of existing wiring, adding outlets, light, or ceiling fans where new wiring is required, service upgrades, and underground service OR if electricity has been off for one year or more, a safety inspection is required.</p> <ul style="list-style-type: none"> • If adding additional meters, Zoning approval is required before permit can be issued. • If working on separate meters, separate permits are required. • Safety Inspection 	
<p><i>Who can get one:</i></p>	<p>The applicant can be either a licensed installer with current STATE and CITY business licenses and contractor cards or a homeowner.</p> <p><u>Homeowners:</u> Applicant must live in the house (no rentals) for 2 years after the Certificate of Occupancy is issued. A basic wiring test will be administered at 75 Calhoun St, 3rd floor in the Building Inspections office at time of permit application submittal. Must make 70% or higher in order to pull an electrical permit and results are provided within 1 business day. A non-license builder form is required if total of all work is over \$5,000.</p>	
<p><i>What to bring and/or submit:</i></p>	<ul style="list-style-type: none"> • <i>Contractor:</i> Current Contractor Card • <i>Homeowner:</i> RMC form (if required) • Completed application • Payment (MC, Visa, Check, or Cash) 	
<p><i>Electrical Permit Process</i></p> <p>Permits issued between 8:00am-4:30pm</p>	<ul style="list-style-type: none"> • Step 1: All contractors must have updated STATE and CITY licenses before obtaining permit. See Business License Process. • Step 2: Complete a Building Permit and Plan Review Application or Subcontractor application with all required information listed. • Step 3: Visit a permit clerk located in the Building Inspections office at 75 Calhoun on the 3rd floor with application and other requirements. <i>Homeowners will take basic wiring test at this time. Results will be provided within 1 business day, in which, they may return to finish the permit process.</i> • Step 4: Permit clerk will issue either a permit placard and/or sticker if a placard already exists. This permit placard with sticker must be visible at the job site. • Step 5: Complete work and call for inspections 	
<p><i>What are the fees?</i></p>	<p>\$50 up to 200 amps, \$0.10 per each additional amp \$25 temporary pole charge Fee Schedule</p>	
<p><i>Inspections required</i></p>	<p><u>Residential:</u></p> <ul style="list-style-type: none"> • Rough required when new construction, addition of new wiring, or major renovations • Final required when minor renovations occur • Service Upgrades: Coordinate with inspections office and electric utility to minimize time power is off. 	<p><u>Commercial:</u></p> <ul style="list-style-type: none"> • Rough required when new construction, addition of new wiring, or renovations • Temporary Power required between rough and final with an agreement to not occupy • Final required once all work is complete • Service Upgrades: Coordinate with inspections office and electric utility to minimize time power is off.
<p>Inspection Request Procedure:</p> <p><i>Preferred submittal methods:</i> inspections@charleston-sc.gov http://www.buildingdepartment.com/ OR Phone: 843-724-7441 Fax: 843-973-7254</p>	<p>COMPLETE FORM & SUBMIT :</p> <p>Inspection requests before noon will be schedule for the next business day. Those requested after noon will be for 2 business days out.</p> <p><i>Ex.-Request taken on Mon @ 11:00am - Inspection scheduled for Tues</i> <i>Ex.-Request taken on Mon @ 3:00pm - Inspection scheduled for Wed</i></p>	