

South Carolina Metal Building Permit Guide

Last Updated: [May 6, 2025]

Do You Need a Permit for a Metal Building in South Carolina?

In South Carolina, a permit is generally required for metal buildings larger than **200 square feet**. However, regulations vary by county and city, so it's important to check local requirements.


Common Permit Exemptions:

- Structures under **200 sq. ft.** (varies by county)
- Temporary structures used for **90 days or less**
- Agricultural buildings in designated **rural zones** (may still require zoning approval)

Step 1: Check Local Zoning & Setback Requirements

Each county has its own zoning laws that regulate where metal buildings can be placed on a property. Setback requirements typically include:

Zoning Requirement	Typical Distance
Front Yard Setback	25+ feet
Side Yard Setback	10+ feet
Rear Yard Setback	10+ feet
HOA & Neighborhood Rules	May have additional restrictions

 **Tip:** If your property is in a flood zone or coastal area, additional engineering requirements may apply.

Step 2: Gather Required Documents

Most South Carolina counties require the following documents:

- ✓ **Site Plan** – A drawing showing the building's location on your property.
- ✓ **Building Plans** – Blueprints provided by the manufacturer.
- ✓ **Engineer's Certification** – Proof that the building meets wind/snow load requirements.
- ✓ **Permit Application Form** – Available from your local building department.

 **Find your county's requirements:** South Carolina Building Department Directory

Step 3: Submit Your Permit Application

You can apply for a permit **online or in person**, depending on your county.

Where to Apply:

County	Online Permit Portal	Phone Number
Charleston County	charlestoncounty.org	(843) 958-4010
Greenville County	greenvillecounty.org	(864) 467-7060
Richland County	richlandcountysc.gov	(803) 576-2170
Spartanburg County	https://www.spartanburgcounty.org	864-596-2727
Horry County	https://www.horrycountysc.gov/	843-915-5340

Permit Fees & Timeline:


- **Cost:** \$50 - \$500 (varies by size and location)
 - **Approval Time:** 1-4 weeks
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Step 4: Schedule Inspections




Once your permit is approved, you may need inspections before and after installation.

Inspection Process:




1. **Pre-Installation Inspection** – Ensures compliance with zoning laws.
2. **Final Inspection** – Conducted after construction to verify safety and adherence to codes.


 **Tip:** Schedule inspections at least **5-7 days in advance** to avoid delays.

Helpful Resources & Contacts

-  **Downloadable Checklist:** South Carolina Metal Building Permit Checklist (PDF)
 -  **Statewide Building Code Guide:** South Carolina Building Code Guide
 -  **Need Help? Call Us!** First Choice Carports: [Your Contact Info]
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Final Steps & Additional Assistance

-  Double-check your **permit status** before starting installation.
-  Review any **HOA or neighborhood restrictions** before purchasing a building.
-  Contact First Choice Carports for **custom permit assistance** and expert guidance.

 **Want a hassle-free installation?** We offer **permit assistance services**—contact us today!
Call 864-580-8589

Also, check back for additional counties. We plan on having links to all South Carolina counties in the near future.