

Hurricane Helene Damage Emergency Permitting Procedures



Aiken County
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Hurricane Helene caused widespread damage to all corners of Aiken County. If your home or business was damaged by the storm, contact the Aiken County Planning and Development Department to determine what steps you will need to take before starting any repairs.

Significant damage to roofs, rafters, ceiling joist and walls may require inspection and assessment by the department. An Aiken County building permit is required before beginning certain repairs. Permitting your project does not only ensure lawful compliance, it also protects your investment in your home, and helps to ensure that the work is done properly via scheduled inspections. Permits also provide a permanent record of compliance, which is valuable information when financing, refinancing, or selling the damaged structure.

Work Not Requiring a Permit

A homeowner or contractor may complete certain minor repairs listed below without a permit:

- Removal of debris from on or inside a structure
- Minor demolition to prevent injury or prevent further damage to buildings
- Structural shoring and bracing
- Replacement of broken glass within existing framing for windows and doors
- Repair/Replacement of soffit, gutters, siding, fascia boards, and other non-structural repairs
- Roof Shingle replacement of 1 square of shingles (10ft x 10ft area, or less)
- Repair of minor water leaks that do not involve structural, mechanical, or electrical systems.
- Previously permitted fences destroyed due to the storm may be re-installed, like for like, in the exact same location, except for fences used as a pool enclosure. Pool enclosure fencing must be reviewed for compliance with pool safety requirements.

Contractor Licensing Information

South Carolina Law requires all work to be done by licensed contractors, with an exception for homeowners who perform work on their primary residence. Permits are issued to the licensed contractor performing the work. Contractors may not request that a homeowner obtain the permit.

The South Carolina Department of Labor, Licensing and Regulation (SCLLR) offers a quick and easy [Contractor License Verification Tool](#) to verify whether your contractor is properly licensed.

Damage Requiring a Permit

An Aiken County building permit is required for any of the following work:

- Repairs or alterations to the electrical, including any repairs required before electrical service may be restored; mechanical; and plumbing systems
- Replacement or repairs to structural components of the structure including the roof, walls, and foundation.
- Alterations to the structure as it existed prior to the storm damage.

The building permit application is available [here](#). The application must include detailed scope of work. Including images of the damaged area is recommended.

Inspection staff will review applications prior to issuance. A pre-permit on-site inspection by county staff may be required to verify the level of damage and adequacy of the scope of work. Applications for repairs to heavily damaged structures may require plans prepared by a South Carolina licensed design professional (architect or engineer)

Floodplain and Non-Conforming Structures – all permit applications will be reviewed for compliance with county zoning and flood damage prevention ordinances regarding non-conforming or substantially improved structures.

Inspections Information

Aiken County staff must inspect all work requiring a building permit. It is the responsibility of the permit holder to request the required inspections, based on the approved scope of work. Inspections may be scheduled by email at codes@aikencountysc.gov or by phone at 803-642-1518. Inspections are not scheduled until confirmed by return email or by phone. Priority will be given to Hurricane Helene related repairs.