

Minimum Design Criteria for New Construction Single Family Houses

The following minimum design requirements are for all newly constructed single-family dwelling units constructed under the applicable South Carolina Residential Code.

These Minimum Design Standards are used as a guideline to meet and exceed all applicable local, state and national codes. These standards also serve as a vehicle to promote modern construction and design practices for builders, contractors and design professionals who wish to utilize funding from SDOT.

General Requirements

1. **Unit Size Requirement:** The following minimum square footage measurements are required (square feet are the heated and cooled area of the unit)
 - Two-bedroom two-bathroom units: shall contain a minimum of **1,000** square feet
2. **Codes:** All construction shall comply with applicable code and standards listed:
 - Current version of South Carolina Residential Code in effect at start of construction or permit application
 - Local planning and zoning requirements
3. **Soil Treatment/Termite Protection:** An appropriate termite inspection and treatment of all property is required.
 - Inspection/treatment must be completed by a licensed exterminator who shall report any termite activity located and treatment applied
4. **Quality Assurance:** General Contractors and/or subcontractors shall furnish a written material and labor warranty on all units for a period not less than one full year
5. **Exterior Concrete:**
 - Homes located in a subdivision, required by zoning regulation or subdivision restrictions to have a paved driveway, shall have driveways meeting one of the following minimum standards:
 - Asphalt parking/driveway: Asphalt shall consist of a hot mix asphaltic concrete pavement, manufactured by plants and be placed a minimum of 2" thick over a compacted 4" crushed stone base
 - Concrete parking/driveway: Minimum concrete thickness shall be 4" thick
 - Concrete for walks, porches and stoops shall be minimum 3 1/2" thick
6. **Roof Covering:**
 - Shingles: Seal tab type over 15 lb. felt, with minimum 25-year product warranty or longer
7. **Siding:** Exterior siding shall consist of one or more of the following materials.

- Composite: Fiber cement siding, primed, with two-coat minimum finish or manufacturer's finish
 - Metal: 26-gauge minimum thickness aluminum or galvanized steel with manufacturer's finish
 - Vinyl: 0.042" minimum thickness, UV protected
 - Wood: Cedar or redwood stained or primed once with 2-coat minimum finish
 - Brick Veneer: Shall be ASTM C 216, Type FBS, Grade SW, or equivalent, modular size
8. **Windows:** All windows shall meet the following requirements
- All window frames must be of solid vinyl, thermally broken aluminum, fiberglass, wood or wood clad
 - Glazing shall be minimum double-paned
 - All windows shall meet or exceed the South Carolina minimum code requirement
9. **Appliances:**
- A refrigerator shall be provided in all units
 - All refrigerators must be Energy Star qualified. The Energy Star mark must be clearly marked on the product, or displayed in product literature.
 - Range: A range shall be provided in all units
 - Dishwasher: A dishwasher shall be provided in all units
 - Laundry: All homes shall be equipped with washer and dryer hookups
10. **Water Heater Efficiency:**
- Electric water heaters shall have a minimum Energy Factor (EF) equal to or greater than 2.0
 - Gas fired water heaters shall have an EF equal to or greater than 0.67
 - Instantaneous gas water heaters shall have an EF equal to or greater than 0.82.
11. **Countertops:** Countertops shall be molded roll-backed, laminate plastic or Formica with finished ends and sealed at the cut out for sink. Other materials may be used such as ceramic, solid surface or granite
12. **Closet Storage/Accessories:** Clothes closets shall contain a 12" deep shelf, including a coat rod. Shelves with integrated hangar hooks may also be used

Safety Features

1. **Fire Detection and Alarm:** Installation of electrically powered smoke alarms is required and must be installed according to manufacturer's instructions
2. **Carbon Monoxide Alarms:** UL listed carbon monoxide alarm(s) shall be installed outside each sleeping area