



**WHEREAS**, the International Property Maintenance Code (the “*IPMC*”) provides standards and regulations that govern the conditions and maintenance of all real property, buildings, and structures;

**WHEREAS**, the IPMC provides the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use;

**WHEREAS**, the IPMC further provides procedures for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such existing structures;

**WHEREAS**, the first edition of the IPMC was published in 1998, new editions are generally promulgated every three years, and the most current edition was promulgated in 2024;

**WHEREAS**, finding it to be in the best interest of its citizens, the County determines to implement and codify the most recent edition of the IPMC through the enactment of this Ordinance, subject to certain amended procedures regarding violations, corrections, abatements, fines, fees, penalties, and other corrective actions and appeal of orders for corrective action and other actions taken under the IPMC;

**WHEREAS**, the County additionally desires to rely on certain procedures and administrative resources available under the laws of South Carolina, including the home rule amendments to the South Carolina Constitution, the IPMC, and other available remedies and resources to permit it, by and through law enforcement, building, and code enforcement officials, to take all actions necessary to abate, remediate, and demolish public nuisances and charge the cost of such corrective action back to the offending property owner as a direct charge or lien upon the offender’s real property; and

**WHEREAS**, in furtherance of this desire, the County determines to specifically adopt the administration and enforcement provisions of the most recent edition of the IPMC, including those found in Chapter 1, Scope and Administration, thereto, subject to the revisions set forth in Attachment A;

**WHEREAS**, the County additionally determines to specifically adopt Appendix B, Board of Appeals, of the most recent edition of the IPMC, also subject to the revisions set forth in Attachment A;

**WHEREAS**, the implementation of the IPMC, including the revisions set forth in Attachment A, does not abolish, diminish, or impair other remedies available to the County, including the provisions of Title 31, Chapter 15, Article 3 of the Code of Laws of South Carolina 1976, as amended or any other applicable state and local laws; and

**WHEREAS**, in light of the foregoing factual findings, the County desires to amend and restate the existing Chapter 6, titled “Buildings and Building Regulations,” of its Code of Ordinances to adopt the 2024 Edition of the IPMC, subject to the revisions set forth in Attachment A.

**NOW, THEREFORE BE IT ORDAINED**, in Council duly assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2025, as follows:

**Section 1. Findings of Fact.** The findings of fact set forth in the above recitals are incorporated by reference as if restated verbatim.

**Section 2. Adoption of the 2024 Edition of the IPMC; Revisions Thereto.**

(a) Pursuant to Section 6-9-60 of the Code of Laws of South Carolina 1976, as amended, the County may only adopt the latest edition of certain national codes, including the IPMC. As a result, there is hereby enacted by the County, for the purposes discussed above and generally to prescribe minimum standards for the use, occupancy, and maintenance of all existing real property, real property improvements, and other existing premises within the County, the International Property Maintenance Code, 2024 Edition (the “*IPMC*”). Amendments, modifications, and succeeding editions of the IPMC, including succeeding amendments or modifications to succeeding editions of the IPMC, shall become effective in conformance with State law without further action from the County; however, in no event shall any amendments, modifications, and subsequent editions of the IPMC affect the administrative and enforcement provisions established herein unless separately adopted by the County by ordinance following public hearing. Accordingly, except as amended by the provisions of Section 2(b) hereof, each and all of the model regulations, provisions, penalties, conditions, and terms of the IPMC are hereby enacted by the County. The provisions of the IPMC shall be available for review in the County Administration Building.

(b) While the County has generally enacted the entirety of the IPMC, there are certain provisions of the IPMC relating to its administration and enforcement, including provisions relating to the appeal of determinations made under the IPMC, that have been amended and restated by the County as set forth in Attachment A hereto. When applying the provisions of the IPMC, specific reference shall be made to the provisions of Attachment A to the extent such provisions may amend, modify, or otherwise restate provisions of the IPMC. Such amendments and revisions to the IPMC shall be available for review in the County Administration Building.

**Section 3. Amendment of Chapter 6.** By and through the authorizations herein, Chapter 6, “Buildings and Building Regulations,” of the Saluda County Code is hereby amended and restated to include the following section:

**International Property Maintenance Code Adopted.**

(a) *Adoption of the International Property Maintenance Code (“IPMC”).* This section is to be known and referred to as the International Property Maintenance Code of Saluda County. There is hereby adopted by the County the latest edition of the IPMC, currently the 2024 edition, a copy of which, along with applicable amendments, is to be kept permanently on file in the administrative office at the County Administrative Building as part of the general ordinances of the County, with same being incorporated herein by reference, as amended pursuant to this section, without the necessity of setting out and copying in its entirety the applicable IPMC. Amendments, modifications, and succeeding editions of the IPMC, including succeeding amendments or modifications to succeeding editions of the IPMC, shall become effective in conformance with State law without the need for further amendment of this section; however, in no event shall any

amendments, modifications, and subsequent editions of the IPMC affect the administrative and enforcement provisions established herein unless separately adopted by the County by ordinance following public hearing.

(b) *Amendments and Revisions.* In implementing the provisions of the IPMC, the County has determined to implement certain amendments and modifications to the provisions of the IPMC as they relate to administration and enforcement. In keeping therewith, the County has determined to amend, modify, or restate the following provisions of the 2024 edition of the IPMC: CHAPTER 1 – SCOPE AND ADMINISTRATION, including Part I – SCOPE AND APPLICATION and Part II – ADMINISTRATION AND ENFORCEMENT; Section 302.4 Weeds; Section 304.14 Insect Screens; Section 602.3 Heat Supply; Section 602.4 Occupiable workspaces; and Appendix B - Board of Appeals. To the extent a section of the IPMC is not amended and restated by the provisions hereof, the original provisions of the IPMC as adopted by subsection (a) above shall be applicable. The applicable amendments and revisions to the IPMC referenced herein are to be kept permanently on file in the administrative office at the County Administrative Building as part of the general ordinances of the County, with same being incorporated herein by reference without the necessity of setting out and copying the entirety of such amendments and revisions herein.

(c) *Implementation of the IPMC.* The implementation of the IPMC does not abolish, diminish, or impair remedies otherwise available to the County.

**Section 4.** *Recodification and Reindexing.* The County Council Chairman and County Administrator are hereby authorized and directed to take such action as may be necessary to codify this amendment to the Code and are further authorized to make such revisions to the lettering, numbering, formatting, or other non-substantive changes to the chapters, sections, subsections, or clauses comprising this amendment to the Code as may be necessary to provide for the codification thereof.

**Section 5.** Prior to the date of enactment of this Ordinance and pursuant to the requirements of Section 4-9-130 of the Code of Laws of South Carolina 1976, as amended, the County held a public hearing on \_\_\_\_\_, 2025.

**Section 6.** If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section 7.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency. This Ordinance shall take effect immediately upon its enactment by the County Council.

**Section 8.** Nothing in this Ordinance or in the IPMC hereby enacted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby amended or repealed; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

SALUDA COUNTY COUNCIL

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James L. Moore, Chairman

ATTEST:

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Regina H. Turner, Clerk to Council

First Reading: September 8, 2025

Second Reading:

Public Hearing:

Third Reading: