

**ORIGINAL**

**ORDINANCE NO.: 2024-097**

*Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article III, Building Permits, to add Sec. 5-205. – Repurposed Modular Building Units*

*WHEREAS*, the City of Columbia, South Carolina is committed to promoting orderly development and ensuring the compatibility of new structures with existing neighborhoods and community character; and

*WHEREAS*, South Carolina State Code Section 23-43-130 regulates the conditions of installment of newly certified modular building units; and

*WHEREAS*, interest in the use of repurposed modular structures is increasing in residential, commercial, and industrial applications; and

*WHEREAS*, the City's current building codes do not adequately address the unique impacts and considerations associated with repurposed modular structures including, but not limited to, design compatibility, infrastructure requirements, and long-term community impacts; and

*WHEREAS*, the City Council has determined that the unregulated permitting of repurposed modular structures poses a potential threat to public health, safety, and welfare by potentially allowing structures that may conflict with established planning goals, neighborhood aesthetics, and infrastructure capacity; **THEREFORE**,

**BE IT ORDAINED** by the Mayor and Council this 17<sup>th</sup> day of December, 2024, that the 1998 Code of Ordinances of the City of Columbia, South Carolina *Chapter 5, Buildings and Building Regulations, Article III, Building Permits*, is amended to add the following:

**Sec. 5-205. – Repurposed Modular Building Units.**

Repurposed modular building units intended for residential use are prohibited and shall not be granted building permits or allowed placement within City limits. A repurposed modular building unit shall be defined as any building of closed construction, regardless of type of construction or occupancy classification other than a mobile or manufactured home (which are also not permitted in City limits), that was originally constructed off-site in accordance with the applicable codes, installed or erected at a primary site, but has been or will be transported and installed to a point of use other than the original installation point.

Sec. 5-206-5-230.- Reserved

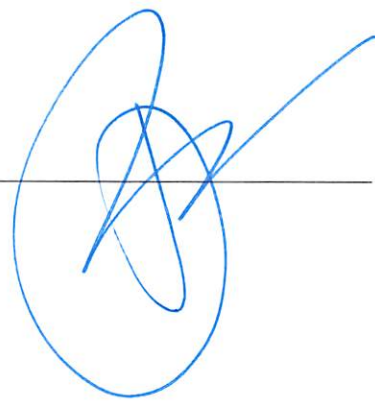
This ordinance is effective upon final reading.

Requested by:

Councilman Tyler D. Bailey

Councilman Edward H. McDowell, Jr.

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Mayor



Approved by:

Cheresa B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

ATTEST:

Quika D. Hammond  
City Clerk

Introduced: 12/03/2024

Final Reading: 12/17/2024