

Understanding the Risks of Mid-Rise Wood Frame Construction

**Derek A. Hodgkin, P.E., RBEC, CCCA, CXLT, CPSI, F-
IIBEC**

Retired Forensic Engineer / Expert Witness



**Oconee County Planning and Development
Meeting**

October 6, 2026

Previously...

:Founder, Owner and President



.Construction Science and Engineering, Inc
2003-2023



Previously...

Town Councilman - Ramseur, NC - 1997-2001

Chairman - Westminster Zoning Appeals Board - 2003 - 2005

President - Westminster Chamber of Commerce - 2003 - 2005

Mayor - City of Westminster - 2005 - 2011



Ramseur

Where Family and Friends Meet



Westminster
SOUTH CAROLINA

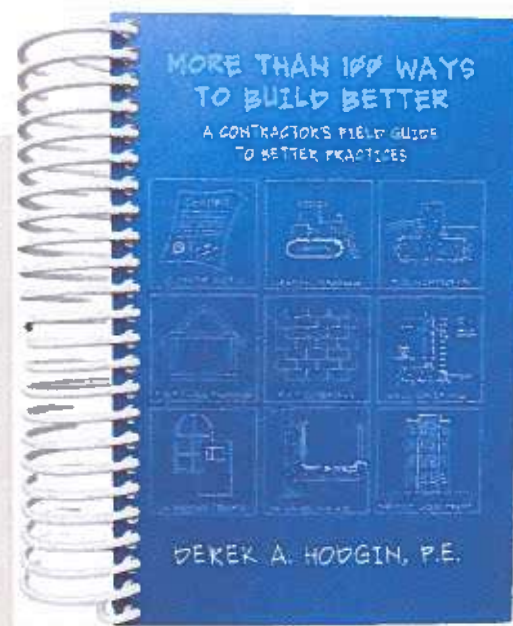
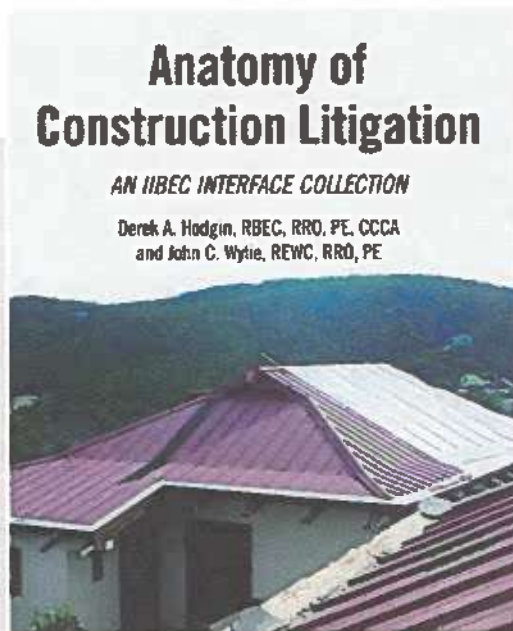
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The screenshot shows the homepage of the BUILD BETTER! website. The header features the logo 'BUILD BETTER!' on the left and navigation links for search, a book icon, a gear icon, 'ES', 'Log in', and a 'Sign Up' button on the right. The main content area has a dark background with the headline 'MORE THAN 100 WAYS TO BUILD BETTER' in large, bold, white and blue text. Below the headline is a descriptive paragraph: 'A compact, field-tested guide built for the jobsite — packed with practical, common-sense methods that improve durability, safety, and overall build quality.' Two buttons are present: 'Start Reading — \$9.99/mo' in a blue box and 'Browse Chapters' in a grey box. At the bottom, three statistics are listed: '15 CHAPTERS', '100+ BEST PRACTICES', and '\$9.99/MONTH'.

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DEALING WITH THE CHALLENGES OF MID-RISE WOOD FRAME CONSTRUCTION

PRESENTED BY:



June 30, 2017

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Insurance Providers

If you have
ANYTHING
to do with
mid-rise
wood frame
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this seminar
is for **YOU!**

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- Designing Roofs and Decks to Avoid Ponding
- Best Practices for Structural Framing
- Designing for Durability and Fire Safety
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"It's a good thing that I make a decent living as a forensic engineer, because I would starve if I had to make a living doing this."

"I guess that people are too busy building things for me to look at later?"

I Was Correct!



!Bare Minimum Legal Limits = TROUBLE



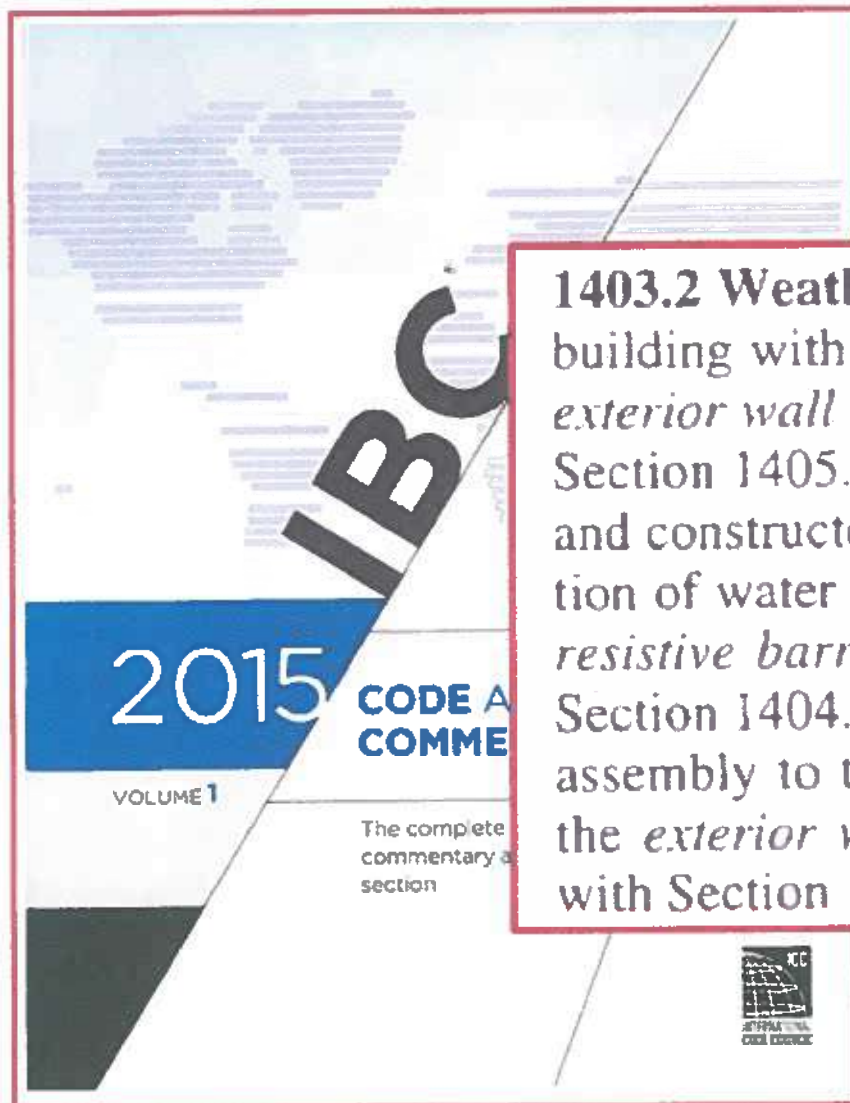
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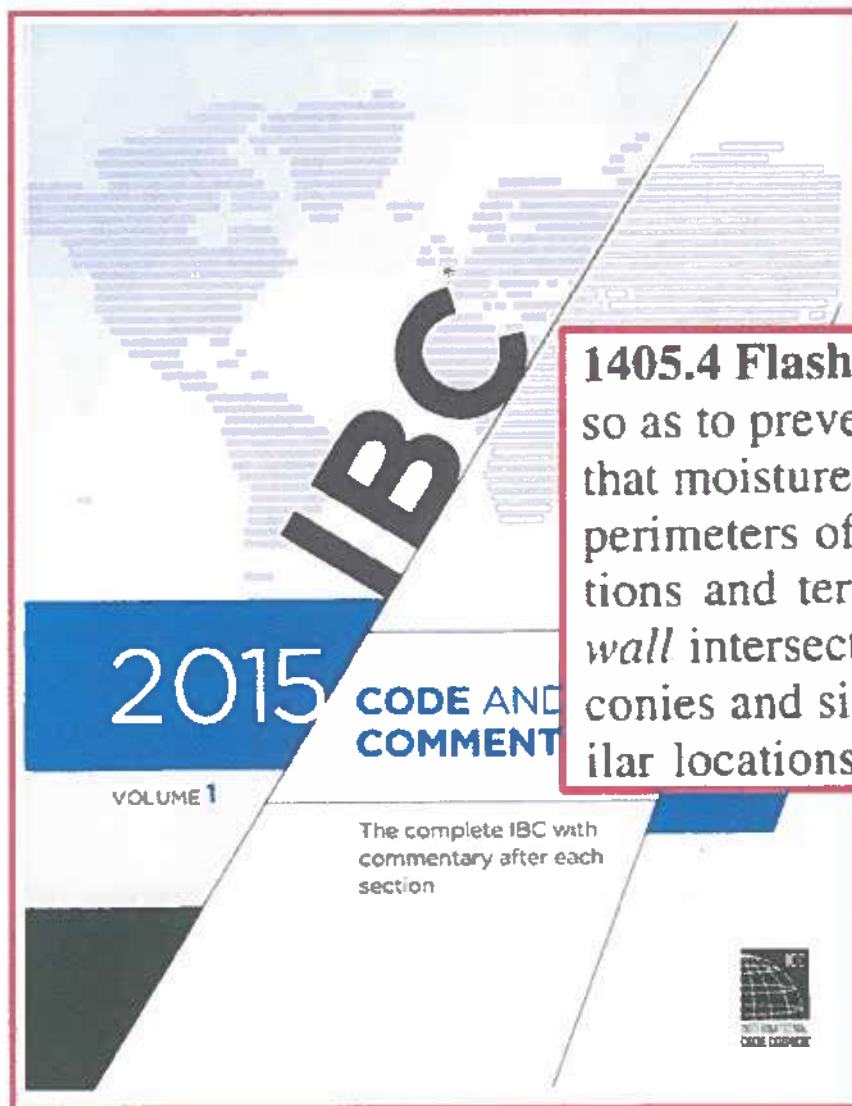


[A] 107.2.4 Exterior wall envelope. *Construction documents* for all buildings shall describe the *exterior wall envelope* in sufficient detail to determine compliance with this code. The *construction documents* shall provide details of the *exterior wall envelope* as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The *construction documents* shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the *construction documents* maintain the weather resistance of the *exterior wall envelope*. The supporting documentation shall fully describe the *exterior wall* system that was tested, where applicable, as well as the test procedure used.



1403.2 Weather protection. Exterior walls shall provide the building with a weather-resistant *exterior wall envelope*. The *exterior wall envelope* shall include flashing, as described in Section 1405.4. The *exterior wall envelope* shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a *water-resistive barrier* behind the exterior veneer, as described in Section 1404.2, and a means for draining water that enters the assembly to the exterior. Protection against condensation in the *exterior wall* assembly shall be provided in accordance with Section 1405.3.



1405.4 Flashing. Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect that moisture to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of *exterior wall* assemblies, *exterior wall* intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing

D1 Check claddings and flashings for **deflection** (aim to keep water out)

D2 Arrange for **drainage** paths to outside (should water get in)

D3 Arrange for ventilation and vapour diffusion **drying** (to eliminate remaining water)

D4 Choose components that are **durable** for conditions (to avoid damage while drying)

D1 Deflection by eaves and cladding

D3 Drying by diffusion and ventilation

D2 Drainage of water from behind cladding

D4 Durable materials for the conditions

INSIDE

Four Ds of Exterior Wall Design

Typical Mid-Rise Wood Frame Buildings



Charlotte , NC



Greenville, SC (under construction)



Clemson , SC



Clemson , SC (under construction)



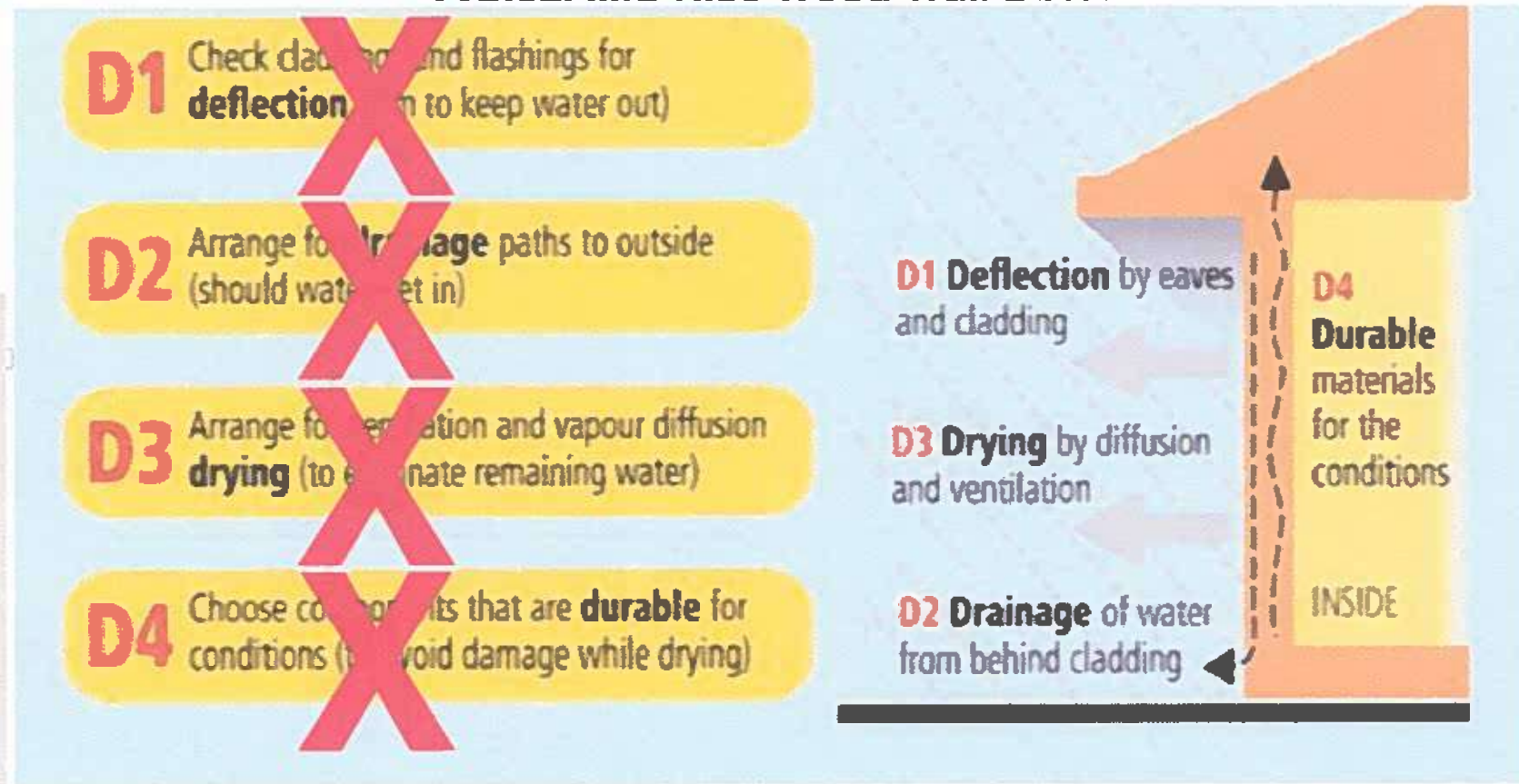
Columbia , SC (proposed)



Athens , GA

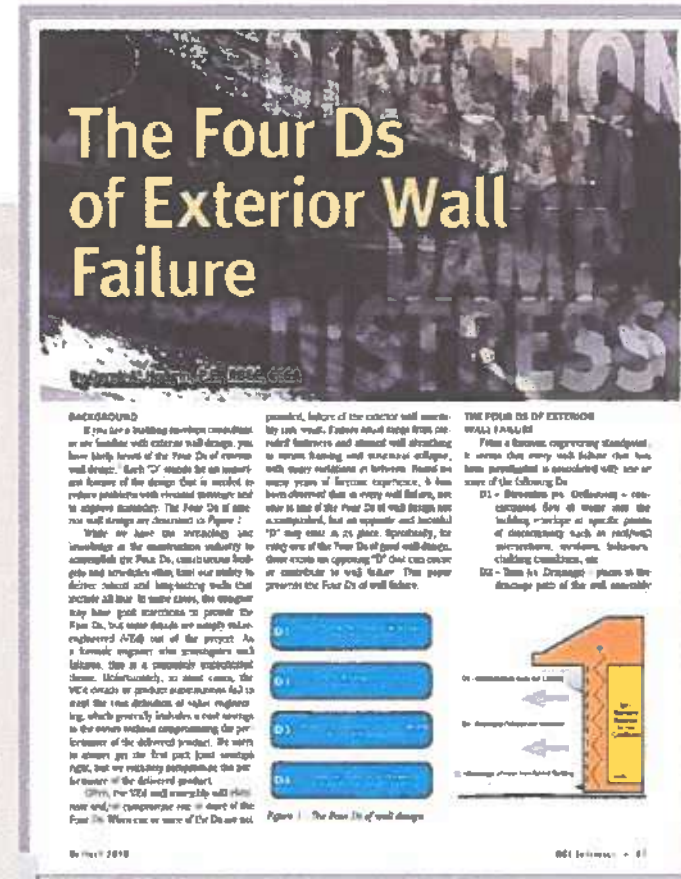
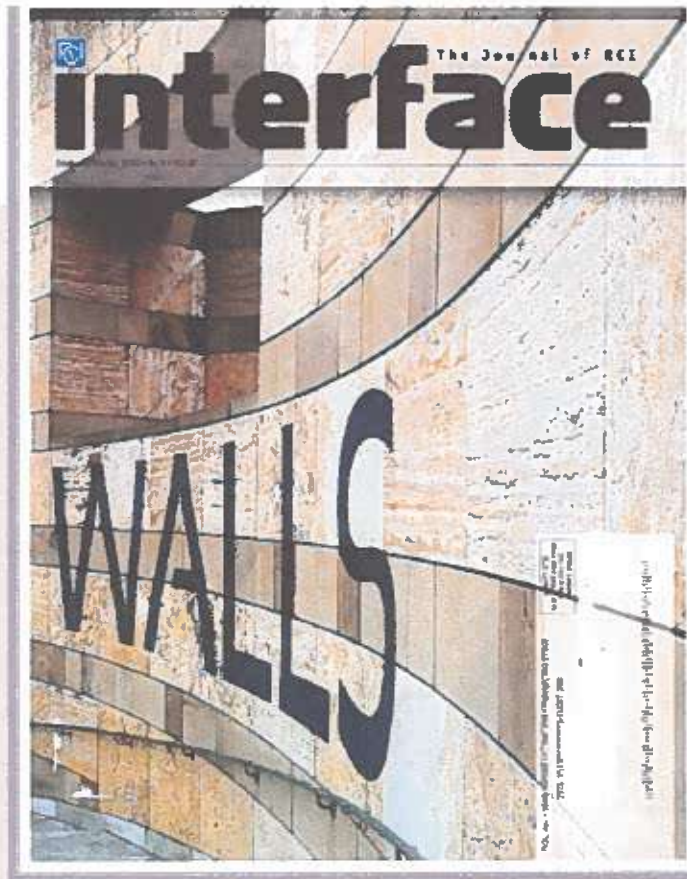


Typical Mid-Rise Wood Wall Design



Typical Mid-Rise Wood Frame Buildings

Four Ds of Exterior Wall Failure



Limitations of Wood Framing

- Reduced Strength of New Wood •
- Frame Compression / Shrinkage •
- Moisture Issues •
- Creep •
- Fire Resistance •

Reduced Strength of New Wood

Construction wood today is grown as a crop and •
harvested over a relatively short period

Fast-growth wood used in construction today has •
reduced strength properties compared to that of
old wood



New Southern Pine Design Values Effective June 1, 2013

Released on: May 31, 2013

New design values for all sizes and grades of visually graded Southern Pine dimension lumber became effective June 1, 2013. New design values apply only to new construction; the integrity of existing structures designed and built using design values meeting applicable building codes at the time of permitting does not change.

Southern Pine users can find complete information about the new design values, as well as comparisons with other species and updated span tables on www.SouthernPine.com (<http://www.southernpine.com/>). Related to this development, the American Wood Council (<http://www.awc.org/>) (AWC) has also revised its standards and design tools, and developed addenda to assist with building code enforcement.

"Everyone should be using the new design values now that the effective date is upon us," said Cathy Kaake, SPPA's vice president of technical marketing. "Look for the New Design Values logo on SPPA's publications to make sure you have the current information on Southern Pine lumber products," added Cathy.

Southern Pine's strength and stiffness is comparable to other softwood species used in residential and commercial construction. Southern Pine users have many available product options including visually graded dimension lumber and an increasing supply of mechanically graded lumber. From framing a house to building a deck, Southern Pine continues to be a dependable product with superior treatability against decay and termites.

Frame Compression / Shrinkage

Minor gaps exist throughout
the structure

As wood framing receives
load these gaps will close

Changes in equilibrium
moisture content will cause

wood to shrink in service

Compression/shrinkage is
cumulative



!Code Requirement

2304.3.3 Shrinkage. Wood walls and bearing partitions shall not support more than two floors and a roof unless an analysis satisfactory to the *building official* shows that shrinkage of the wood framing will not have adverse effects on the structure or any plumbing, electrical or mechanical systems or other equipment installed therein due to excessive shrinkage or differential movements caused by shrinkage. The analysis shall also show that the roof drainage system and the foregoing systems or equipment will not be adversely affected or, as an alternate, such systems shall be designed to accommodate the differential shrinkage or movements.

Resulting Damage:



Resulting Damages:



2015 Industry Response:



Options for Brick Veneer on Mid-Rise Wood-Frame Buildings

By Steve Madsen, PE, SE, Senior Technical Director, WoodWorks



Order: Paper # 100014, CA
Approved by: Steven Carr and
The Building Department
Submitted: September 1, 2014
Reviewed: September 1, 2014
Approved: September 1, 2014

Notes: This is a prescriptive code building, and with the scope of Type III wood-frame construction, it is not fully compliant, and has not been reviewed by the Building Department.

With growing interest in taller wood-frame buildings — many with five stories of wood on podium and with wood-frame mazzanines — there has also been interest in the use of brick veneer at greater heights.

The 2015 International Building Code (IBC), Table 504.3, allows building heights up to 45 ft (13.7 m) for un-sprinklered Type III-A wood-frame buildings and up to 65 ft (19.8 m) if approved sprinklers are used. For Type V-A wood-frame buildings, those heights can be 50 and 70 ft (15.2 and 21.3 m), respectively.

For designers interested in brick veneer on an exterior finish, some publications and design guides reference using steel studs and non-combustible supports. However, there are in fact code-compliant methods for using brick veneer over the entire height of a mid-rise wood-frame structure. Options include a prescriptive approach for the use of brick veneer up to 30 ft (9.1 m) in height and an alternative design approach for its use above 30 ft.

A recent publication by the Brick Industry Association¹ gives direct guidance for the application of brick veneer on wood backing above the 30-ft prescriptive height limit. As this paper explains, one approach is to stack the brick veneer at full height off the foundation without shelf angles or intermediate support by the wood framing. Another is to support the brick veneer off shelf angles that are attached to the wood framing at elevated intervals. Both of these approaches require the use of Section 12.2.1.1, Alternative design of anchored masonry veneer in the masonry code.

Prescriptive requirements

The masonry code prescriptive height limitations for brick veneer on wood construction allow veneer up to 30 ft (9.1 m) above the veneer support, which could be interpreted as a foundation or an alternate location of support. This is based on Section 12.2.3.1.2, which states:

12.2.3.1.2

Anchored veneer with a backing of wood framing shall not exceed 30 ft (9.1 m), or 38 ft (11.58 m) at a cavity, in height above the location where the veneer is supported.

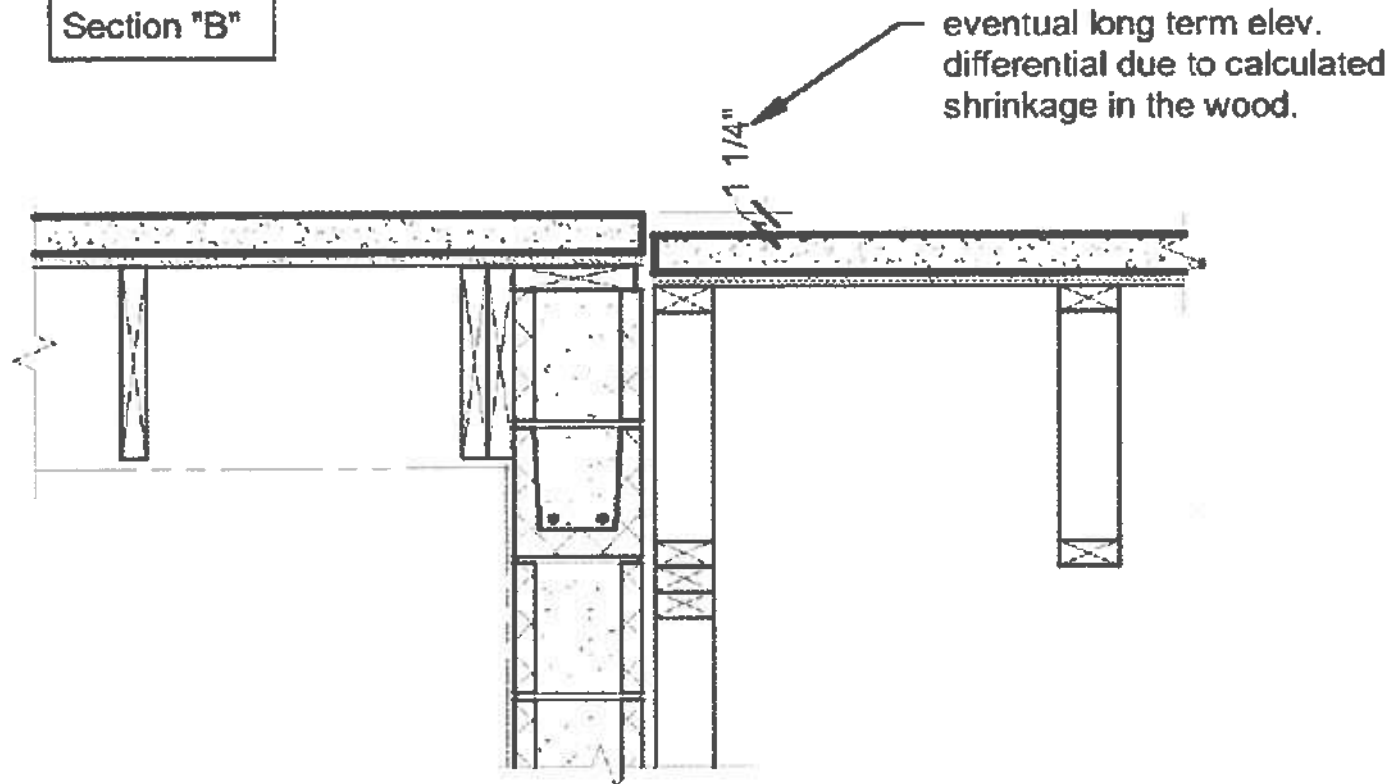
Resulting Damages:



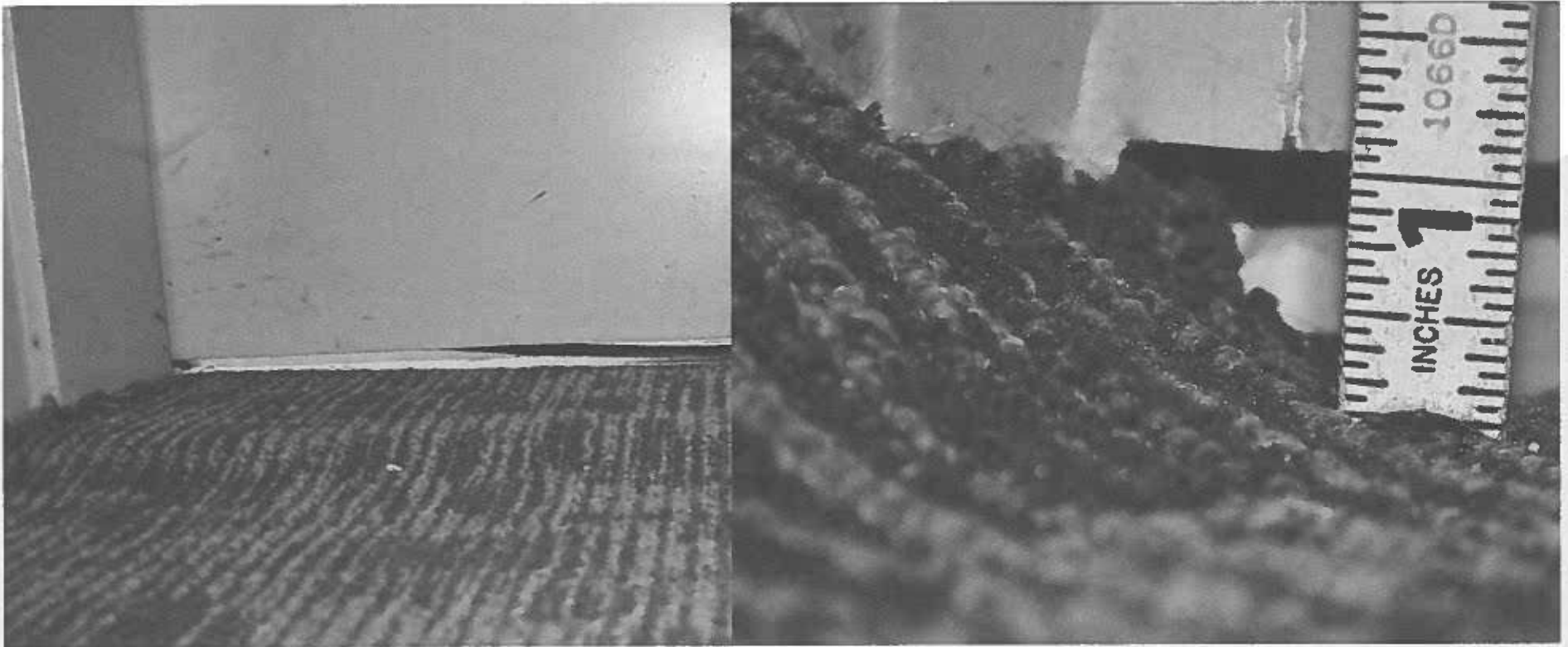
Calculated/Predicted Damages:

Period of time after Construction
is Complete @ Level 4

Section "B"



:Actual Damages



Life/Safety Tripping Hazard Along Egress Path



2019 Industry Response:



Accommodating Shrinkage in Multi-Story Wood-Frame Structures

Richard Milam, MS, PE, SE, Technical Director, WoodWorks™ | David Bennett, PE, Principal, Schaefer

In wood-frame buildings of three or more stories, cumulative shrinkage can be significant and have an impact on the function and performance of HVACs, openings, mechanical/electrical/plumbing (MEP) systems, and structural connections. However, as more designers look to wood-frame construction to improve the cost and sustainability of their mid-rise projects, many have learned that accommodating wood shrinkage is actually very straightforward.

Wood is hygroscopic, meaning it has the ability to absorb and release moisture. As the moisture level has the potential to change dimensionally. Knowing how and where wood shrinks and swells helps designers detail their buildings to minimize related effects.

Wood shrinkage occurs perpendicular to grain, meaning that a solid sawn wood stud or floor joist will shrink in its cross-section dimensions (width and depth). Longitudinal shrinkage is negligible, meaning the length of a stud or floor joist will essentially remain unchanged. In multi-story buildings, wood shrinkage is therefore concentrated at the wall plates, floor and roof joists, and rim boards. Depending on the materials and details used at floor-to-wall and roof-to-wall intersections, shrinkage in light-frame wood construction can range from 0.05 inches to 0.5 inches per level.

This publication will describe procedures for estimating wood shrinkage and provide detailing options that minimize its effects on building performance.

Wood Science & Shrinkage

Understanding the cellular structure of wood allows us to understand how moisture and wood interact and identify the areas that moisture typically travels. Within wood, moisture is present in two forms: (1) free water in cell cavities, and (2) bound water in cell walls. Simplistically, wood's cellular structure can be imagined as a bundle of drinking straws held together with a rubber band, with each straw representing



a longitudinal cell in the wood. Water can be free water stored in the straw cavity or bound water absorbed by the straw walls. At high moisture contents, water exists in both locations. As the wood dries, the free water is released from the cell cavities before the bound water is released from the cell walls. When wood has no free water and yet the cell wall is still saturated, it is said to be at its fiber saturation point (FSP). Imagine a sponge that has just been taken out of a bucket filled with water. As the sponge is lifted from the bucket, water oozes out of the pores. When the sponge is squeezed, more water comes out of the pores. The moment when no water can be squeezed out of the sponge but yet it still feels dense is analogous to the FSP. The moisture retained in the sponge is the bound water and water that has been squeezed out is the free water.

My Responses:

2017



MID-RISE WOOD-FRAME CONSTRUCTION:

A Good Idea, or Are We Asking for Trouble?

by David A. Hodge, P.E., M.D., C.E.

A review of this article was presented to the Society of Professional Engineers (SPE) in June 2017.

ABSTRACT
Design changes to the building code have led to a new wave of mid-rise wood-frame construction. This article discusses the pros and cons of this construction type, and the challenges it presents to the building industry. It also discusses the need for a new code of ethics for the building industry, and the need for a new code of ethics for the building industry.

INTRODUCTION
The building code has been revised several times in the past few years. The most recent revision, the 2015 International Building Code (IBC), has led to a new wave of mid-rise wood-frame construction. This article discusses the pros and cons of this construction type, and the challenges it presents to the building industry. It also discusses the need for a new code of ethics for the building industry, and the need for a new code of ethics for the building industry.

CONCLUSIONS
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2017

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Issue Editor
Mid-Rise Wood Design & Construction

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Wood Design FOCUS

WOOD OF DESIGN FOCUS V. 27, No. 2

2021

Why We Need to Rethink the Business of Mid-Rise Wood Frame Student Housing

by David Hodge

While mid-rise wood frame construction has been a hot topic in the industry for some time, it is still a relatively new concept. The industry has been slow to embrace this construction type, and the challenges it presents to the building industry. This article discusses the pros and cons of this construction type, and the challenges it presents to the building industry. It also discusses the need for a new code of ethics for the building industry, and the need for a new code of ethics for the building industry.

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David Hodge, P.E., M.D., C.E.

Figure 1: Letter to the editor, March 10, 2016

10 • WOOD DESIGN

Volume 27, No. 2

2019



Got Shrinkage?

Why Wood Shrinkage Analysis Is Required by the Code

by David Hodge, P.E., M.D., C.E.

While wood shrinkage has been a hot topic in the industry for some time, it is still a relatively new concept. The industry has been slow to embrace this construction type, and the challenges it presents to the building industry. This article discusses the pros and cons of this construction type, and the challenges it presents to the building industry. It also discusses the need for a new code of ethics for the building industry, and the need for a new code of ethics for the building industry.

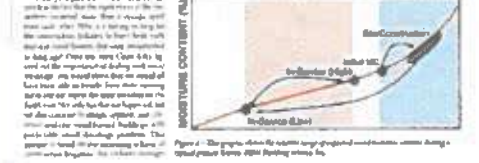


Figure 1: The graph shows the relationship between wood shrinkage and wood moisture content. The x-axis is labeled 'WOOD MOISTURE CONTENT (%)' and ranges from 0 to 100. The y-axis is labeled 'SHRINKAGE (%)' and ranges from 0 to 10. The curve shows that shrinkage increases as moisture content decreases, starting from 0% shrinkage at 100% moisture content and reaching 10% shrinkage at approximately 60% moisture content.

Moisture Issues

- Wood is a hygroscopic material that readily absorbs moisture
- It is essential that wood framing have a relatively stable moisture content
- Cyclical exposure to elevated moisture content is associated with decay, strength loss, and mold growth



Resulting Damages:



:Resulting Damages



:Resulting Damages



:Resulting Damages



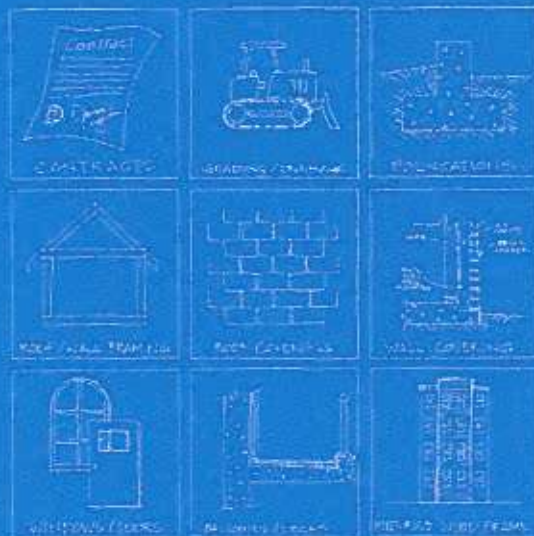
!Do Not Trap the Water



Better Practice #106

MORE THAN 100 WAYS TO BUILD BETTER

A CONTRACTOR'S FIELD GUIDE
TO BETTER PRACTICES



DEREK A. HODGIN, P.E.

106. Understand shrinkage and compression.

The code actually requires that a shrinkage analysis be performed for wood frame buildings over three stories to the satisfaction of the building official. This analysis is not always performed, or not adequately incorporated into the construction documents, resulting in numerous shrinkage-related problems. In addition to wood shrinkage, the frame also compresses as it is loaded, closing any small imperfections in the framing. Collectively, shrinkage and compression can result in vertical movements in the wood frame of more than 1/2-inch per floor.

As the wood frame moves vertically downward, it can wreak havoc on plumbing, windows, brick veneer, and balcony slopes, and it can cause wall flashing originally installed with a positive slope away from the building to reverse slope, collecting and directing water into the exterior walls. These conditions can overwhelm the building and cause water intrusion, mold, rot, and even structural collapse.



BE SURE TO ASK FOR THE CODE-REQUIRED SHRINKAGE ANALYSIS AND GIVE PROPER CONSIDERATION IN YOUR WORK.



DO NOT IGNORE WOOD SHRINKAGE AND COMPRESSION; IF YOU DO, YOU WILL LIKELY BE DEALING WITH PROBLEMS LATER.



BEWARE! EVEN THOUGH A WOOD SHRINKAGE ANALYSIS IS REQUIRED BY THE BUILDING CODE, IT IS RARELY ENFORCED. THIS MAKES IT EVEN MORE CRITICAL.

Mid-rise Wood Frame

Mid-rise Wood Frame

Creep

Wood will permanently deform when overstressed for an extended period of time

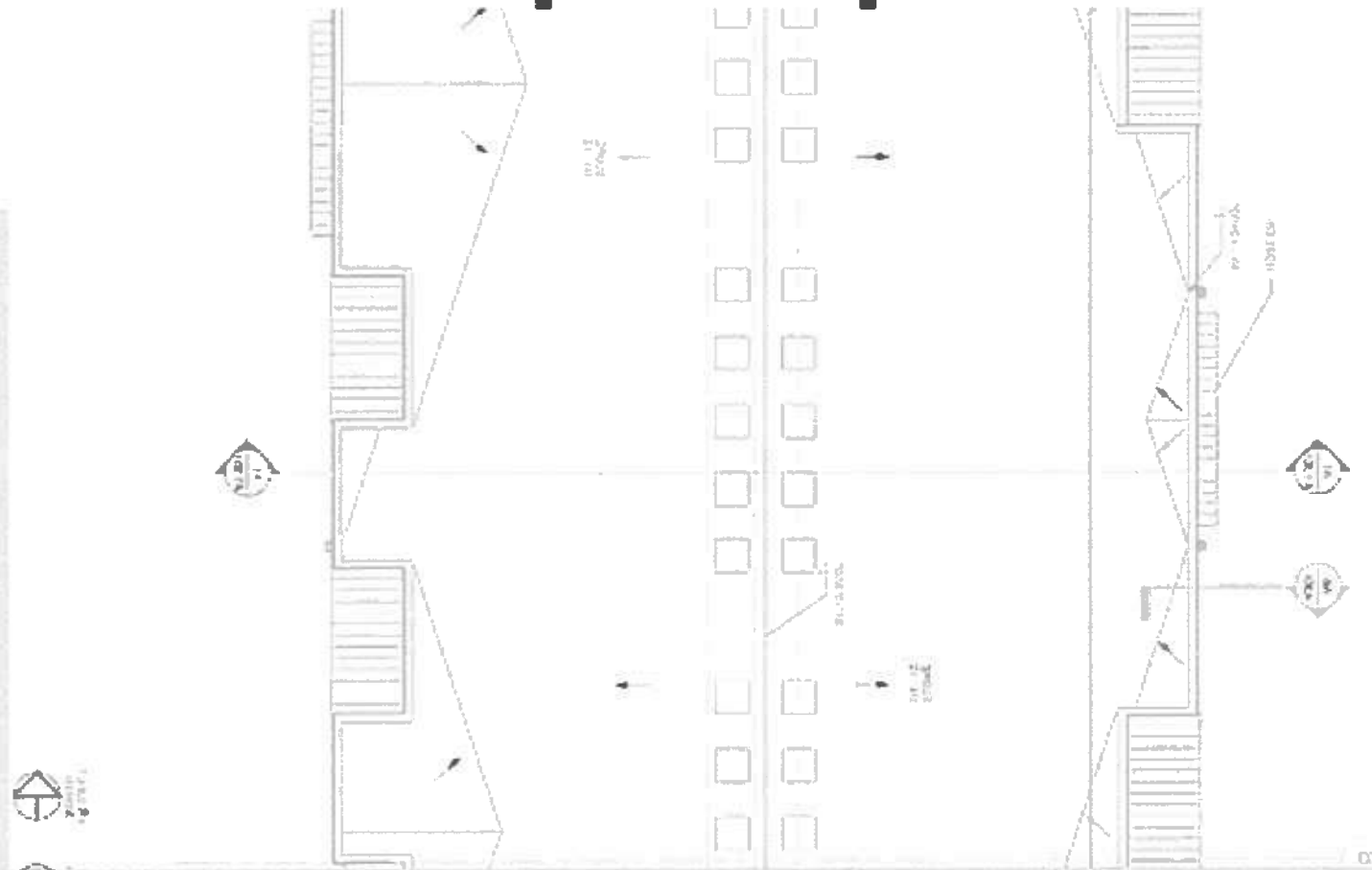
Particularly important concept for the design of low slope roofs

-

-



What the plans provided:



What was constructed:



What was constructed:



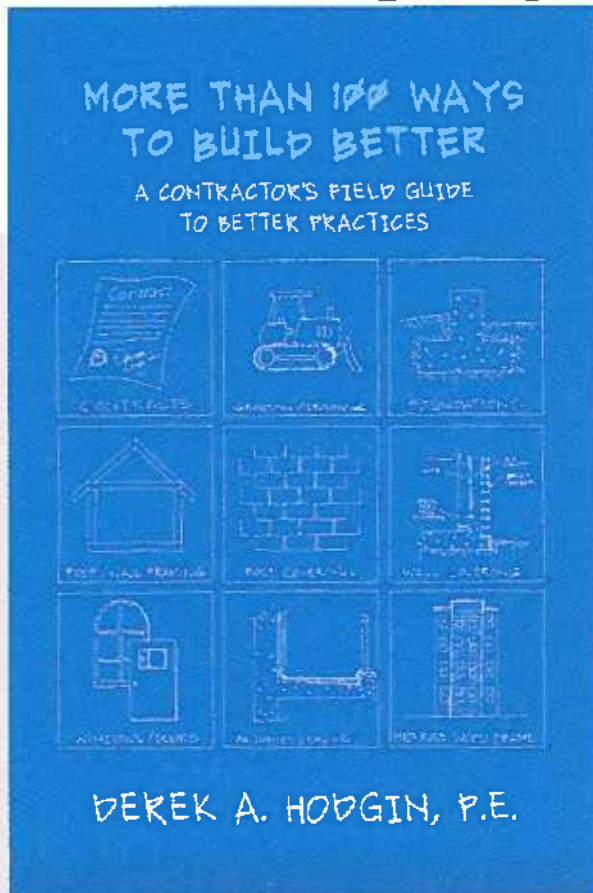
Relevant 2017 Article:



Resulting Damages:



Better Practice #19



19. Increase slopes that drain water (p2).

The second "D" in the four D's of exterior wall design is drainage. If we accept the fact that parts of our building are going to get wet, we should respond by getting the water off the building as fast as possible; this is accomplished using slope.

Sleep-slope roofs are more forgiving because water falls off the roof quickly due to gravity (this type of design is called hydrokinetic). Low-slope roofs are less forgiving because water is in contact with the roof surface for a longer period of time (this type is called hydrostatic).

The same concept applies to all surfaces that you rely on to direct water away from a building. Probably the most critical component (other than the roof) in managing water is flashing. In order to be effective, flashing must be installed in a way to keep water out of a building throughout its service life.



TELL WATER WHERE TO GO BY USING SLOPED DRAINAGE PATHS.



CODE-MINIMUM ROOF SLOPES ARE VULNERABLE TO PONDING WATER.



USE CAUTION WHEN USING CODE-MINIMUM POSITIVE SLOPE REQUIREMENTS; THEY CAN BE PROBLEMATIC.

Fire Resistance

There have been a number of fires
in mid-rise wood buildings

- New Jersey
- Texas
- Washington
- Wisconsin
- California
- Missouri
- Utah
- Maryland
- Massachusetts
- Oregon
- Kansas
- North Carolina



Fire Resistance

Common methods to provide fire resistance in wood buildings



Fire Sprinklers •

Fire-rated gypsum •

Fire Retardant •

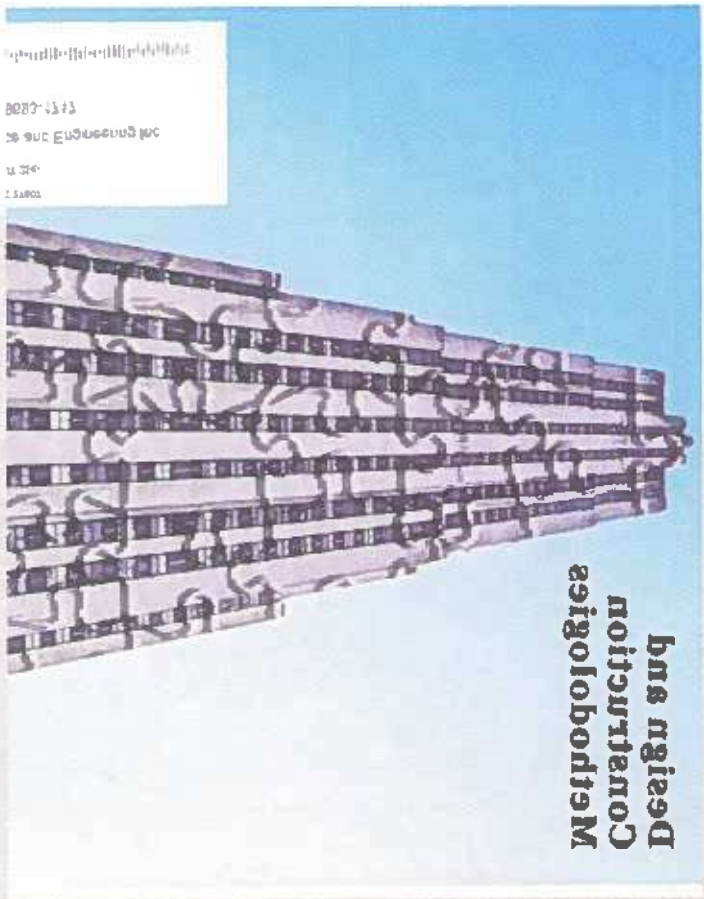
Treatments

Other

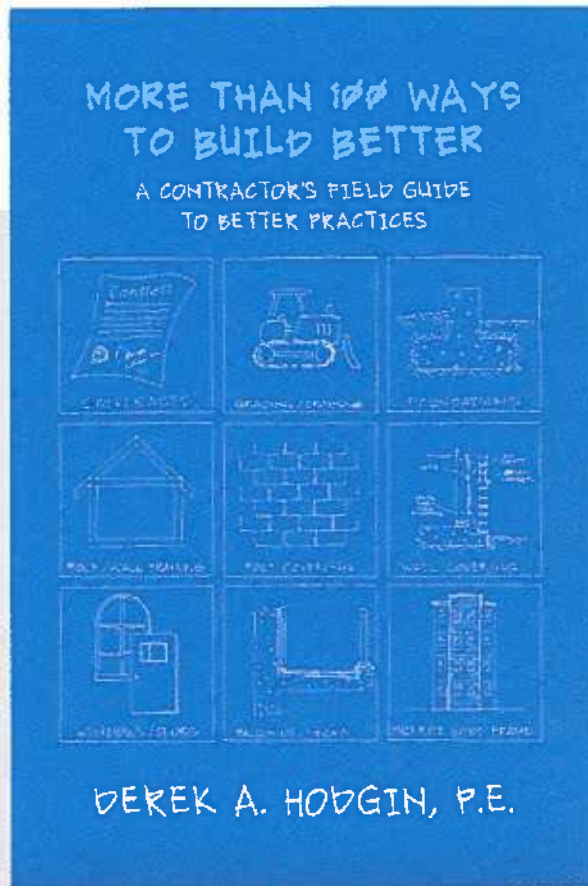
Beware of the “Other” Method



Relevant 2019 Article:



Better Practice #7:



Bidding a Project

7. Understand the full definition of "value engineering."

Many construction litigation cases include testimony about certain details and/or products being value engineered (aka VE'd) out of a project. Unfortunately, in most cases there was a misunderstanding about the definition of VE. By definition, VE is intended to provide an alternate detail and/or product (typically associated with a cost and/or time savings) while not compromising the performance of the delivered product.

All VE decisions seem to accomplish the first part of the definition, cost and/or time savings, but they typically fail by compromising the performance of the delivered product. The short version is: things typically cost more for a reason. In hindsight, it is usually better to spend a little bit more and build things that last than to save a few bucks (typically for someone else) and risk having problems.



ALWAYS TRY TO MEET OR EXCEED APPLICABLE CODES AND STANDARDS TO PROVIDE A REASONABLY DURABLE AND SAFE PROJECT.

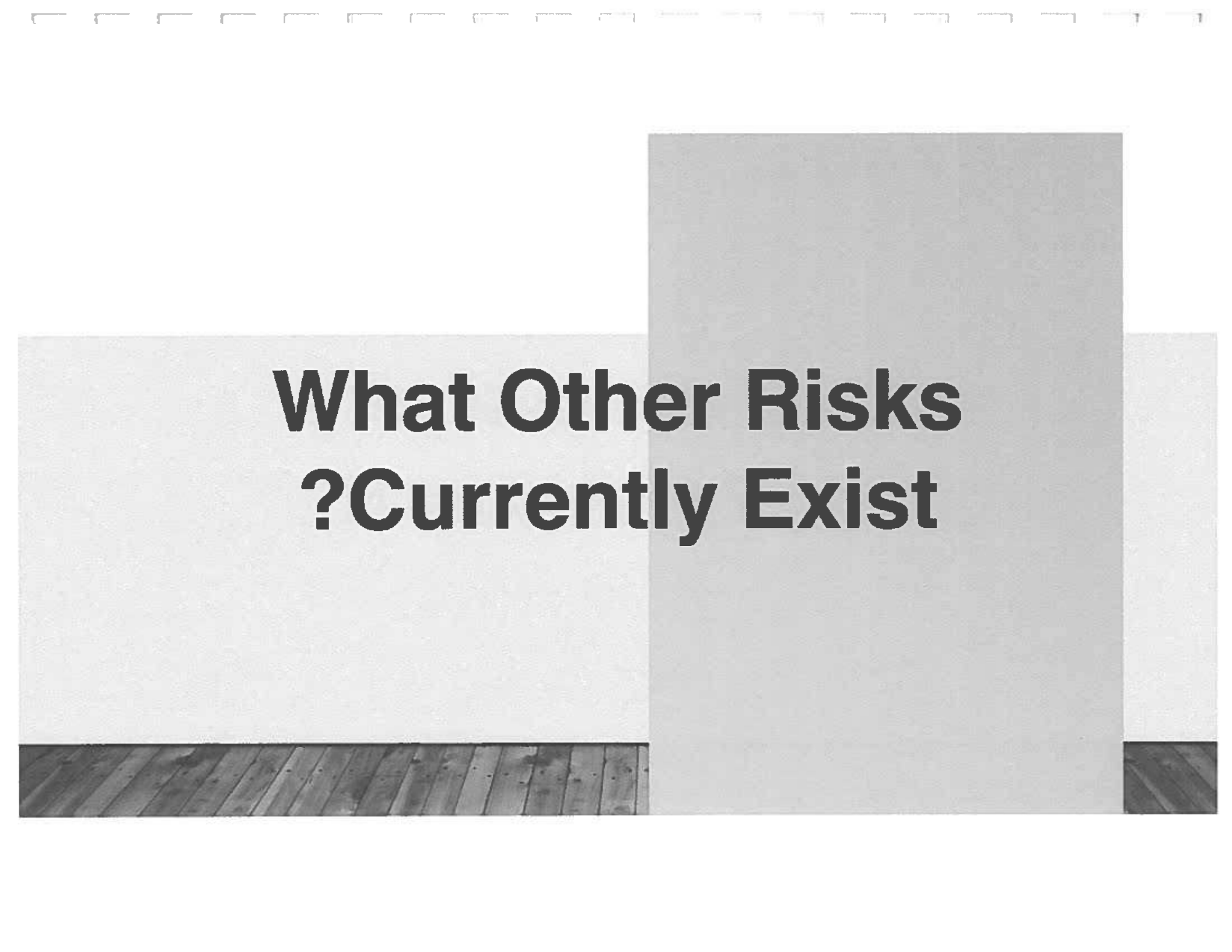


DO NOT COMPROMISE THE PERFORMANCE OF THE DELIVERED PRODUCT BY "VALUE ENGINEERING."



BEWARE OF VALUE ENGINEERING DECISIONS THAT MAY AFFECT YOUR WORK.

Bidding a Project



**What Other Risks
Currently Exist**

ASCE

M. A. Broers, A.M.ASCE¹, D. A. Bender, M.ASCE², F. E. Woessz³, and A. R. Philips, A.M.ASCE⁴

Introduction

[illegible]

Consult Andrew A. Hartz, Corps of Civil and Environmental Engineering, Washington Univ. One PO Box 647990, Pullman, WA 99164-7990 (509) 835-2600. E-mail: hartza@engr.washington.edu

[illegible]

¹Platticus FERRUG. Virginia Tech. 1502 Nelson Dr., Blacksburg, VA
24801 (e-mail: ferrug@vt.edu)

These three papers are the first in a series of three papers on the topic of the "Three Papers" and are the first in a series of three papers on the topic of the "Three Papers". The first paper is the first in a series of three papers on the topic of the "Three Papers". The second paper is the second in a series of three papers on the topic of the "Three Papers". The third paper is the third in a series of three papers on the topic of the "Three Papers".

[illegible]

These results are consistent with the literature that suggests a significant role for negative affect in a situation where the value of the people in the room declines and in 2nd-4th jumping. Among the limitations are cross-sectional design, lack of an experimentally manipulated 10-min delay because the measurements are rhythmic, and the 1-min 10-sec frequency that is not identical with the time for most athletes who significantly increased initial velocity (3 min and 2.5 min). To be more representative of military training, the study could be performed on a laterally loaded 100 kg (220 lb) unit for repulsive resistance (ASST 2006, 2008, 2009) as it is less common that larger dynamic movement loads are used in design to avoid a 10-sec exposure to cross-directional torque or bending. Conversely, the cross-directional static load on maximum image loads, ASST 7 (ASST 2006a) does not specify exposure levels that account for dynamic amplification of

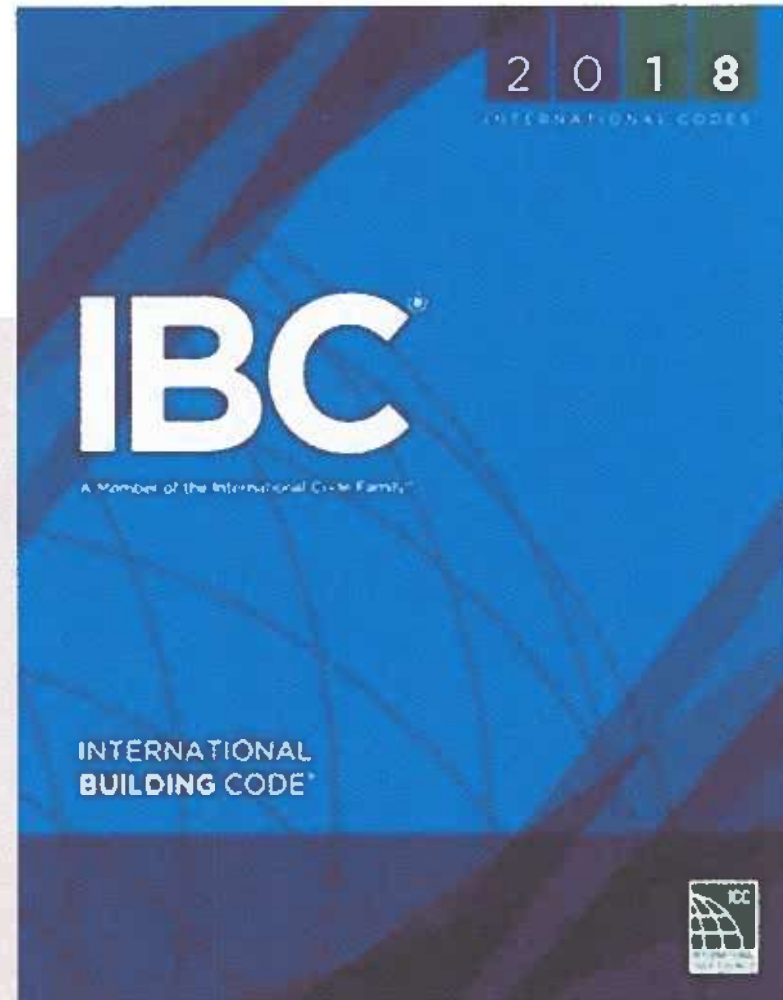
Basal laminae collapse appeared between two cell-cell or cell-matrix adhesion sites (arrows) (section 6-2, A517-1).

E 452P

Page 10 of 10

• **external** **Cache** **1** **are**

Possible ...Solutions



Possible ...Solutions

602.2 Types I and II. INSIGHTS

Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

> INSIGHTS (3)

602.3 Type III. INSIGHTS

Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. *Fire-retardant-treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.*

> INSIGHTS (5)

602.4 Type IV. INSIGHTS

Type IV construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of solid wood, laminated wood, heavy timber (HT) or structural composite lumber (SCL) without concealed spaces. *The minimum dimensions for permitted materials including solid timber, glued-laminated timber, structural composite lumber (SCL), and cross-laminated timber and details of Type IV construction shall comply with the provisions of this section and Section 2304.11. Exterior walls complying with Section 602.4.1 or 602.4.2 shall be permitted. Interior walls and partitions not less than 1-hour fire-resistance rating or heavy timber complying with Section 2304.11.2.2 shall be permitted.*

602.5 Type V. INSIGHTS

Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

...Possible Solutions

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V	
	A	B	A	B	A	B	A	B	C	HT	A	B
Primary structural frame ^f (see Section 202)	3 ^{a, b}	2 ^{a, b, c}	1 ^{b, c}	0 ^c	1 ^{b, c}	0	3 ^a	2 ^a	2 ^a	HT	1 ^{b, c}	0
Bearing walls												
Exterior ^{a, f}	3	2	1	0	2	2	3	2	2	2	1	0
Interior	3 ^a	2 ^a	1	0	1	0	3	2	2	1/HT ^g	1	0
Nonbearing walls and partitions Exterior	See Table 705.5											
Nonbearing walls and partitions Interior ^d	0	0	0	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary structural members (see Section 202)	2	2	1	0	1	0	2	2	2	HT	1	0
Roof construction and associated secondary structural members (see Section 202)	1 1/2 ^b	1 ^{b, c}	1 ^{b, c}	0 ^c	1 ^{b, c}	0	1 1/2	1	1	HT	1 ^{b, c}	0

In Summary

**!Avoid mid-rise wood frame construction if possible •
(unless attorney, expert witness or repair contractor)**

**If you get talked into mid-rise wood frame construction, •
be sure to follow better practices and
!NO Value Engineering**

**All building enclosure components must work together as a •
.system. Follow proper sequencing**

.Know your areas of expertise and when to ask for help •

?Questions/Discussion



CONSULTING

www.positivefrictionconsulting.com

Derek Hodgin, P.E., RBEC, CCCA, CXLT, CPSI, F-IIBEC
650-5037 (864)



THE JOURNAL

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE:

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Larry Davidson, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on

January 10, 2026

the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

Subscribed and sworn to before me this
1/10/2026




Larry Davidson
General Manager



Velma J. Nelson
Notary Public
State of South Carolina

CLASSIFIED

PLACE

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upstatetoday.com

HOUSES FOR SALE

PUBLISHERS NOTICE

All real estate advertising in this newspaper is subject to Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitations or discrimination" based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation or discrimination. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

LEGALS

Public Notice

Linda A. Traynor, of the South Carolina Department of Health and Environmental Control, is in construction in Navigable Waters Permit to remove 177 cubic yards of silt by using an excavator on a barge at the edge of the shoreline and transported by barge to the off-load staging area. The silt will be removed from under and around the privately owned dock located at 122 Fair Haven Ct in Seneca, SC on Lake Keowee. Comments will be received by South Carolina Department of Health and Environmental Control at 2600 Bull St, Columbia SC 29201, ATTN: Charles Hightower, Division of Water Quality, until January 23, 2025.

Public Notice

Sharon Swindale has applied to the South Carolina Department of Health and Environmental Control for a Construction in Navigable Waters Permit to remove 256 cubic yards of silt by using an excavator on a barge at the edge of the shoreline and transported by barge to the off-load staging area. The silt will be removed from under and around the privately owned dock located at 13058 Janda Road in Seneca, SC on Lake Keowee. Comments will be received by South Carolina Department of Health and Environmental Control at 2600 Bull St, Columbia SC 29201, ATTN: Charles Hightower, Division of Water Quality, until January 23, 2025.

The Oconee County Aeronautics Commission meeting scheduled for Thursday January 29, 2026 has been canceled.

The meeting will instead be held on Tuesday January 27, 2026 at 3:30 pm in the Oconee County Chambers located at 415 S. Pine St., Walhalla, SC.

MEETING NOTICE OF THE PIONEER RURAL WATER DISTRICT

5500 West-Oak Hwy., Westminster, SC
Tuesday January 13, 2026 @ 3:00 pm

Agenda:
Call To Order
Concerns of the District
Limited: 2 citizens per meeting, for 5 minutes,
prior scheduling required.
Agenda & Non Agenda Items: Combined both
are limited to a total of forty (40) minutes, four
(4) minutes per person.
Approval of Minutes
Financial Report / System Report
Treatment Plant PER Discussion
Old Business
New Business
Adjourn

The Oconee County Council will meet in 2026 on the first and third Tuesday of each month with the following exceptions:

June and November meetings, which will be only on the third Tuesday of each of these months; October and December meetings, which will be only on the first Tuesday of each of these months.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 20, 2026 to establish short- and long-term goals. This meeting will be held off-site at Tri-County Technical College, Oconee Campus, conference room located at 552 Education Way, Westminster, South Carolina.

Oconee County Council will also meet on Tuesday, January 5, 2027 in Council Chambers at which point they will establish their 2027 Council and Committee meeting schedules. Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2026 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised. The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 17, May 19, July 21, & September 15, 2026.

The Transportation Committee at 4:30 p.m. on the following dates: February 17, May 19, July 21, & September 15, 2026.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: April 7, June 16, August 18, & October 06, 2026. The Planning & Economic Development Committee at 4:30 p.m. on

the following dates: April 7, June 16, August 18, & October 06, 2026. The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: Friday, February 20th [Strategic Planning Retreat], Friday, February 27th [Budget Workshop] and 4:30 p.m. on the following dates: March 3, April 21, & May 5, 2026.

The Corinth-Shiloh Fire Commission will meet during 2026 on the third Thursday of each month. All Commission meetings, unless otherwise noted, will be held at the Corinth-Shiloh Fire Department, 940 Old Clemson Highway, Seneca, SC 29672, at 6:00 p.m. in the training room.

The Commission will hold two budget workshops on Tuesday, February 12, and Tuesday, March 6, at 6:00 p.m. at the fire department. The annual budget meeting will be held on Thursday, March 19, 2026, at 6:00 p.m.

Additional Commission meetings and/or workshops may be scheduled throughout the year as needed. A monthly schedule is available at the fire department.

Members of the Commission are invited to attend Corinth-Shiloh Volunteer Fire Department meetings, trainings, and community activities. These events will have no Commission agenda items and no Commission action will be taken. The monthly department meeting is held on the first Monday of each month. Training is held on the third Monday of each month, as well as the Saturday following the third Monday. A monthly schedule of activities, including dates and times, is available at the fire department.

Several fire department ceremonies are planned for 2026, to which the Fire Commission is invited. These events will have no Commission agenda items and no Commission action will be taken. Scheduled events include Meet the Chief on January 15 from 5:00 p.m. to 6:00 p.m., and the Transfer of Command on Friday, February 27, at 6:00 p.m. Summer and fall family events, Station Open Houses and other community fire department events, and the annual Christmas dinner has not yet been scheduled. Once finalized, dates, times, and locations will be available at the fire department. These events will have no Commission agenda items and no Commission action will be taken.

Commission agendas will be available and publicized no later than the day prior to the scheduled meeting and/or workshop at www.corinthshilohfd.com. All meetings and workshops, with the exception of executive sessions, are open to the public.

CLASSIFIEDS WORK!

Oconee County Council

Oconee County
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Matthew Durham
Chairman
District II

Don Mize
Vice Chairman
District III

Thomas James
Chairman Pro Tem
District IV

J. Glenn Hart
District V



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Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not pre-empted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when

the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.

- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.
- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
- (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
- (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
- (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
- (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
- (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
- (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
- (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.

- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)