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Folly Beach Code of Ordinances

CONSTRUCTION PROVISIONS

§ 151.20 ACCESS TO BEACH DURING CONSTRUCTION; PROTECTION.

(A) Any individual or contractor who desires to use an access to the beach will place in the access portable metal or wood mats for the purpose of moving equipment or material on the beach.

(B) The contractor or individual will remove the mats as soon as he or she no longer needs them to move equipment or material.

(‘95 Code, § 5-3-19) (Ord. 78-8, passed 7-18-78)

§ 151.21 BEACH PROTECTION; EROSION CONTROL LINE.

Upon approval of the erosion control line by the State Coastal Council, permits for erosion control structures will be provisioned so that structures will be located at the erosion control line as shown on the maps, hereby incorporated by reference and available at the Coastal Council office and at City Hall.

(‘95 Code, § 5-3-20) (Ord. 83-10, passed 8-2-83)

§ 151.22 ALTERATIONS IN LINE.

(A) The erosion control line may be extended or modified as conditions warrant. Any change must be approved by the city and the State Coastal Council after a public notice period of 30 days.

(B) Changes will then be recorded on the base maps.

(‘95 Code, § 5-3-21) (Ord. 83-10, passed 8-2-83)

§ 151.23 CONSTRUCTION STANDARDS FOR BULKHEADS, SEAWALLS AND REVETMENTS.

(A) (1) The following minimum construction standards are enacted. Paragraph 30-13 A(1) (f) of the *Rules and Regulations of South Carolina Coastal Council for Permitting in Critical Areas of the Coastal Zone*, revised June 26, 1981, states that: “All erosion control projects must consist of environmentally acceptable materials, demonstrate sound design and construction so that they could reasonably be expected to be safe and effective, and minimize adverse effects to the beach.”

(2) All structures placed in the beach and sand dune critical areas must be maintained in an intact usable condition or removal may be sought at the owners expense.

(3) In order to comply with the above rule, bulkhead and revetments shall either be designed by a professional engineer, registered in the state or shall meet the following minimum standards:

(a) *Bulkheads.*

1. *Materials.*

i. Reinforced concrete six inches thick designed with adequate reinforcement to achieve a 3,000 psi 28-day strength.

ii. Pressure treated wood three inches by ten inches or three inches by 12 inches tongue and groove, or a double thickness of two inches sheeting with staggered joints is acceptable for walls with a standing height of under four feet.

2. *Depth of embedment.* The depth of embedment of a bulkhead shall be at least equal the height of the wall above the ground. An allowance should be made to account for erosion scour after construction.

3. *Tiebacks.* Tiebacks shall be located at a spacing of eight feet or less and attached to secure anchors capable of withstanding a 2,000- pound pull. Tiebacks may be deleted if a revetment is placed seaward of the bulkhead.

4. *Backfill.* The bulkhead will be backfilled with a compacted clean granular material to provide adequate support. "Clean" shall mean no metal, wood or glass.

5. *Protection from flanking.* Bulkheads will either tie into adjacent bulkheads or will have an adequate return wall meeting the same requirements as the seaward wall.

6. *Seawalls.* No new vertical unfaced seawall shall be allowed on the ocean front. Any new vertical seawall surface must be faced with a sloping revetment.

7. A permit from the City Building Department is required for all seawalls that fall landward of the baseline.

8. A permit from the City Building Department and Ocean and Coastal Resource Management is required for all seawalls that fall on the baseline.

(b) *Revetments.*

1. *Materials.* Broken pavement, blocks or bricks are not acceptable materials for the outer layer of a revetment. However, they may be used for under layers. The outside of a revetment shall consist of at least two layers of armor stones whose pieces shall range in weight from a minimum of ten pounds to a maximum of 250 pounds; at least 60% shall weigh more than 150 pounds.

2. *Construction.* Revetments shall be underlain with a commercial grade porous filter cloth designed for ocean erosion control and approved by the Building Official (i.e. Phillips 66 stock or equal), and placed on a slope no steeper than one vertical to two horizontal. The toe at the revetment shall extend at least two feet below the existing beach elevation and the ends shall be protected from flanking.

(B) (1) Adherence to these minimum standards will not guarantee that the bulkhead or

revetment will withstand wave or tide forces or that it will protect against beach erosion.

(2) These standards are to prevent unsightly and inferior structures that would have little or no chance of success, and could possibly become a hazard or nuisance on the beach.

(95 Code, § 5-3-22) (Ord. 83-10, passed 8-2-83; Am. Ord. 83-18, passed 1-3-84; Am. Ord. 84-29, passed 12-18-84; Am. Ord. 02-05, passed 1-25-05)

§ 151.24 SPECIAL REQUIREMENTS FOR CONSTRUCTION OF FRONT BEACH LOTS.

If an applicant requests to rebuild a structure, other than an erosion control structure or device seaward of the proposed baseline that is not allowed otherwise, the city may issue a special permit to the applicant authorizing the construction or reconstruction if the structure is not constructed or reconstructed on a primary oceanfront sand dune or on the active beach, and, if the beach erodes to the extent the permitted structure becomes situated on the active beach, the permittee agrees to remove the structure from the active beach. However, the use of the property authorized under this provision, in the determination of the city, must not be detrimental to the public health, safety, or welfare.

(Ord. 28-98, passed - - 98)

§ 151.25 DUNE WALKOVERS.

To protect the integrity of the front dune and to mitigate intrusion into ocean views from adjacent beachfront property, the following standards shall apply to the construction of new and replacement dune walkovers. These standards shall apply in addition to any and all regulations promulgated by the State Office of Ocean and Coastal Resources Management for dune walkovers incidental to residential uses on Folly Beach.

(A) Dune walkovers shall not be wider than six feet.

(B) Dune crossovers shall not be built more than three feet higher than required by beachfront management regulations, floodplain management standards, or other applicable requirements, or, in the absence of such requirements, no more than three feet above grade, excepting stairs and handicap access ramps leading to the first heated floor of the primary structure on the lot.

(C) Observation decks shall be limited to 35 square feet in area. These may include beaches, light storage, and other appurtenant features in accordance with OCRM and/or city floodplain management standards.

(D) Observation decks shall not be covered, roofed, or provided with any overhead structure.

(Ord. 05-06, passed 1-24-06)

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