



CITY OF FOLLY BEACH

1st Reading: January 8th, 2019

2nd Reading:

Introduced by: Mayor Goodwin

Date: January 8th, 2019

ORDINANCE 12-19

AN ORDINANCE AMENDING CHAPTER 150 (BUILDING REGULATIONS) OF THE FOLLY BEACH CODE OF ORDINANCES, SECTIONS 150.005 (RESERVED), AND SECTION 150.007 (FEES) TO REQUIRE THAT LETTERS OF COORDINATION BE REQUIRED FOR PERMITS FOR THE CONSTRUCTION OF DOCKS IN THE CONSERVATION DISTRICT AND FOR ALL BUILDING PERMITS ON MARSH ISLANDS.

The City Council of Folly Beach, South Carolina, duly assembled, hereby ordains that the Folly Beach Code of Ordinance be amended as follows:

NOTE: Deleted material struck through, new material in red:

SECTION 150.005 RESERVED. BUILDING PERMIT REQUIRED (moved from Section 150.007)

(A) *Building permit.* All construction (new and remodeling and repairs) shall require a permit to include docks, retaining-walls, sea walls, fences, pools, septic tank installations and/or repairs. (To obtain a permit the applicant must either be the owner of the property and the primary resident, or a South Carolina State Licensed Contractor (exceptions to the requirement to be a State Licensed Contractor: floor covering, painting/caulking and wall papering, drywall repairs, replacing screens/screen doors, pressure washing and routine interior and exterior cleaning). For example, owners of rental property may pull permits for the exceptions listed above.)

(1) Changes to the exterior of a property may require a sign off from the Zoning Administrator. Changes to the exterior of commercial properties may need approval from the Design Review Board at the discretion of the Zoning Administrator.

(2) Permits for the construction of new docks in the Conservation Zoning District shall require a letter of coordination with Charleston County.

(3) All building permits located on islands less than 10 acres shall require a letter of coordination from SCDHEC confirming that the proposed developments meet all applicable State regulations for marsh island development.

(4) All permit cards will be displayed onsite and must be visible from the public right-of-way at the access to the property.

(B) *Zoning permit.* A zoning permit shall be required for all new residential and commercial construction, including rebuilds and construction that would change the footprint or use of an existing structure.

SECTION 150.006 STANDARD BUILDING CODE DEFINITIONS.

Section 201.1, "Definitions," is amended by adding the following after "Wall, Bearing" and before "Wall, Cavity:"

"New Construction." A project in which an entirely new facility is built from the ground up, including all appurtenances.

"Remodeling." As any changes or improvements to structures and building components and systems such as partitions, floors, ceilings, ventilation, heating, colling and lighting. It could include such work on utilities and grounds.

"Wall, Break-Away Screening. A non-bearing wall with 50 percent of the area void and evenly distributed throughout, and located between piles or columns, and shall meet the requirements of Section 2905.3."

(`95 Code, § 5-3-15)

SECTION 150.007 FEES.

~~—(A) *Building permit.* All construction (new and remodeling and repairs) shall require a permit to include docks, retaining walls, sea walls, fences, pools, septic tank installations and/or repairs. (To obtain a permit the applicant must either be the owner of the property and the primary resident, or a South Carolina State Licensed Contractor (exceptions to the requirement to be a State Licensed Contractor: floor covering, painting/caulking and wall papering, drywall repairs, replacing screens/screen doors, pressure washing and routine interior and exterior cleaning). For example, owners of rental property may pull permits for the exceptions listed above.)~~

~~—(1) Changes to the exterior of the property may require a sign off from the Zoning Administrator. Changes to the exterior of commercial properties may need approval from the Design Review Board at the discretion of the Zoning Administrator.~~

~~—(2) All permit cards will be displayed onsite and must be visible from the public right of way at the access to the property.~~

~~—(B) (A) *Zoning Permit fees.* The zoning permit fee shall be needed for all new residential and commercial construction, rebuilds and construction that would change the footprint of the existing structure. The cost of each zoning permit shall be \$100.~~

~~—(C) (B) *Building Permit fees.* All permit fees, whether single family or multi-family, shall be calculated on a per residential unit basis.~~

~~—(D) (C) *Senior citizens.* Senior citizens applying for permits in this section shall be given a 10% discount if the citizens meet all of the criteria below:~~

- (1) Senior citizen is 65 years or older;

(2) Senior citizen is the owner or co-owner of the premises for which a permit is issued or a fee is paid; and

(3) Senior citizen is a permanent resident, living full-time at the premises or the premises is a second home for the senior citizen for which the permit is issued or a fee is paid.

Total valuation Fee (building permits, mechanical permits, and repair permits)

\$1,000 and less \$10 filing fee (no charge for owner of the property), if inspection is required, a \$50 fee for each inspection shall be charged.

\$1,001 to \$50,000 \$50 for the first \$1,000 plus \$7.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.

\$50,001 to \$100,000 \$370 for the first \$50,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.

\$100,001 to \$500,000 \$710 for the first \$100,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.

\$500,001 and up \$2,445 for the first \$500,000 plus \$4 for each additional \$1,000 or fraction thereof.

(E) *All other permits.*

(1) The permit fee for electrical installation shall be: 100 AMP: \$30; 200 AMP: \$50. Permit fees for electrical installations over 200 AMP shall be \$25 per 100 AMP. Repairs shall be based on cost of the work and the permit fee shall be on the regular valuation fee schedule as shown above.

(2) The permit fee for plumbing work or repair shall be \$4.50 per fixture.

(3) The permit fee for natural gas work or repairs shall be: gas piping at one location - total fees unless additional or replacement work, one to four outlets inclusive \$15, additional outlets at \$3.

(4) For the demolition of any buildings or structures, the fee shall be \$100.

(5) For the moving of any building or structure, the fee shall be \$100.

(F) *Application fee.*

(1) There shall be an application fee for each building permit as follows:

Under \$1,000 \$10 unless owner of the property

\$1,000 to \$5,000 \$50

Over \$5,000 \$100

(G) *Additional inspections; fees.* When extra inspections are made necessary for reasons of defective work or otherwise through fault or error on the part of the permit holder, or on the part of his or her employees after the notice has been given in writing by the Building Official setting forth the violation, only one extra inspection shall be made under the regular permit fees, and for each and every visit or inspection for which the permit holder or his or her employee is entirely responsible, additional fees shall be charged in accordance with the fee schedule adopted by the City Council.

(H) *Plan review fees.* There shall be a plan review charge on all construction over \$1,000 of 50% of the permit fee.

(I) *Flood plain management fees.* There shall be 1% FPMF fee charged on all new construction or substantial improvement (over 50% of the value of the structure) not to exceed \$50.

(J) *Penalties.* Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein. If a citation is issued it will be based on 10.99 General Penalty.

(95 Code, § 5-3-16) (Ord. 07-97, passed - - 97; Am. Ord. 11-04, passed 6-22-04; Am. Ord. 01-05, passed 1-25-05; Am. Ord. 06-05, passed 3-8-05; Am. Ord. 28-06, passed 7-25-06; Am. Ord. 04-08, passed 3-11-08; Am. Ord. 19-09, passed 11-10-09; Am. Ord. 06-11, passed 3-22-11; Am. Ord. 18-13, passed 7-23-13)

Editor's Note:

These fees derive from Appendix B of the International Residential Code, as published by the International Code Council.

ADOPTED this ___ day of _____, 2019, at Folly Beach, South Carolina.

Ayes: _____

Nays: _____

Abstains: _____

Municipal Clerk

Tim Goodwin, Mayor