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 STANDARDSFOR BULKHEADS, RIPRAP, SEAWALLS, REVETMENTS, AND RETAINING WALLS WITHIN 15 FEET OF THE CRITICAL LINE.

(A) For the purposes of this section, the following definitions shall apply:

BULKHEAD. A vertical erosion control device installed on high ground which is adjacent to the marsh front critical line as defined by OCRM.

RETAINING WALL. A vertical erosion control or stabilization device installed on high ground within 15 feet of the OCRM critical line.

REVETMENT. Sloping material installed seaward of a seawall facing the oceanfront baseline as defined by OCRM.

RIPRAP. Sloping material installed in front of a bulkhead on the side of the bulkhead facing the marsh front critical line as defined by OCRM.

SEAWALL. A vertical erosion control device installed on high ground which is adjacent to the oceanfront baseline as defined by OCRM.

(B) The following minimum construction standards are enacted.

(1) All erosion control structures placed wholly or partly within the Dune Management Area or the setback from the critical line must be maintained in an intact usable condition or removal may be sought at the owners expense.

(2) New or substantially improved seawalls and associated revetments on the beach constructed after March 1, 2019 and placed wholly or partly within the Dune Management Area must be constructed so that the top of the vertical seawall is at an elevation of eight feet NAVD 88. Any portion of the Dune Management Area disturbed for the repair of an existing seawall or the construction of a new or substantially improved seawall after March 1, 2019 shall be filled such that the finished grade of the area of disturbance is at an elevation of ten feet NAVD 88 and planted with appropriate vegetation as designated by the Building Official.

(3) New or substantially improved bulkheads, retaining walls, or associated riprap constructed within 15 feet of the critical line after March 1, 2019 and placed wholly or partly within the required setback from the critical line must be constructed so that the top of the vertical structure is no higher than the adjacent grade on the landward face. Any portion of the critical line setback disturbed for the repair of an existing bulkhead or the construction of a new or substantially improved bulkhead after March 1, 2019 shall be filled such that the finished grade of the area of disturbance is at an elevation similar to the grade on the landward side and planted with appropriate vegetation as designated by the Building Official.

(4) Construction of bulkheads, seawalls, retaining walls within 15 feet of the critical line,and revetments as well as the placement of riprap shall require a permit from the city and proof of location behind the SCDHEC OCRM critical line or baseline in the form of a pre-construction survey with an OCRM certified critical line or baseline location and an as-built survey showing as-built improvement and the certified baseline or critical line as applicable.

(5) No portion of a bulkhead, riprap, seawall, retaining wall or revetment shall be placed seaward of the baseline or beyond the critical line without approval of SCDHEC OCRM.

(6) Bulkhead, riprap, seawalls, retaining walls within 15 feet of the critical line, and revetments shall be designed by a professional engineer, registered in the state and shall meet the following minimum standards:

(a) *Bulkhead, retaining walls and seawall requirements.*

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.

(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.

(c) *Riprap.*

1. *Materials.* Broken pavement, blocks or bricks are not acceptable.

2. *Design.* Riprap placement must be designed by a licensed marine contractor or a designed professional registered in the State of South Carolina.

(C) Adherence to these minimum standards will not guarantee that the bulkhead, riprap, seawall or revetment will withstand wave or tide forces or that it will protect against erosion. 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.

(D) Seawall construction activity from May 1 through October 31 is subject to the following requirements.

(1) The permit holder must contact the Folly Beach Turtle Watch Permit Holder each day prior to the commencement of work. The Folly Beach Turtle Watch Permit Holder will provide verification that there are no active turtle nests in the work area. Verification will be provided prior to 8:00 a.m.

(2) If an active nest is located in the work area, work must stop until the nest is relocated. If a turtle nest located in the work area is established before permitted work begins and can't be relocated, construction cannot begin until the nest hatches.

(3) The ***WORK AREA*** shall be defined as the area within 25 feet of the location of the seawall or the path used to access the site.

(`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; Am. Ord. 10-15, passed 8-11-15; Am. Ord. 09-19, passed 2-11-19; Am. Ord. 26-19, passed 8-13-19; Am. Ord. 04-20, passed 6-9-20)

§ 151.24 SPECIAL REQUIREMENTS FOR CONSTRUCTION SEAWARD OF THE BASELINE.

If an applicant requests to build or rebuild a structure, including 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 upon verification from SCDHEC OCRM that the structure has received approval from the state. The structure shall not be constructed or reconstructed on a primary oceanfront sand dune or on the active beach. 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; Am. Ord. 09-19, passed 2-11-19)

§ 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) Dune walkovers shall be constructed to extend beyond the toe of the seaward most dune.

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

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

(Ord. 05-06, passed 1-24-06; Am. Ord. 07-19, passed 2-11-19)