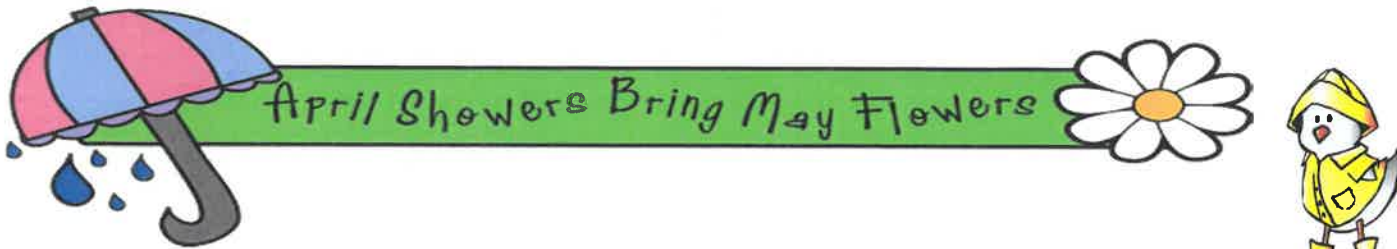


TOWN OF SURFSIDE BEACH PLANNING, BUILDING & ZONING BIWEEKLY NEWSLETTER

April 2019



What about flooding....

What is flooding?

Flooding is an overflowing of water onto land that is normally dry. Floods can happen during heavy rains or when ocean waves come on shore. Flooding may happen with only a few inches of water, or it may cover a house to the rooftop. They can occur quickly or over a long period and may last days, weeks, or longer. Floods are the most common and widespread of all weather-related natural disasters.

Flash floods are the most dangerous kind of floods, because they combine the destructive power of a flood with incredible speed and unpredictability. Flash floods occur when excessive water fills normally dry creeks or river beds along with currently flowing creeks and rivers, causing rapid rises of water in a short amount of time. They can happen with little or no warning.

Where and when do floods occur?

Flooding occurs in every state, and is a threat experienced anywhere in the world that receives rain. *In the U.S. floods kill more people each year than tornadoes, hurricanes or lightning.*

What areas are at risk from flash floods?

Densely populated areas are at a high risk for flash floods. The construction of buildings, highways, driveways, and parking lots increases runoff by reducing the amount of rain absorbed by the ground. This runoff increases the flash flood potential.

Sometimes, streams through towns are routed underground into **storm drains**. During heavy rain, the storm drains can become overwhelmed and flood roads and buildings.

KNOW THE CODE:

FLASH FLOOD or FLOOD WATCH:

Flash flooding or flooding is possible within the designated watch area - be alert.

FLASH FLOOD or FLOOD WARNING:

Flash flooding or flooding has been reported or is imminent - take necessary precautions at once! Get to higher ground!

Source: NOAA

HURRICANE PREPAREDNESS WORKSHOP

The Town will hold a Hurricane Preparedness Workshop on Wednesday, May 22, 2019 at 6:30PM in the Civic Center at 829 Pine Drive.

The workshop aims to prepare residents for extreme weather situations through presentations, interactive exhibits, weather forecasting and more. Learn what you need to do before, during and after a hurricane.

We hope to foster a network between property owners and town staff so that the next time a disaster hits our town, we are prepared to respond in a coordinated and informative fashion. We welcome the public's comments and suggestions with the process and procedures the town has during a disaster.

Representatives from the Fire Department, Public Works Department, Police Department and the Planning, Building & Zoning Department will be on hand with presentations and will answer questions.

This workshop is family-friendly we're hoping all property owners in town drop by.

Quick Reminder...



**ALWAYS ASSUME
ALL DOWNED LINES ARE LIVE**

Downed power lines can be **deadly**. Always assume a downed power line is **live** and avoid approaching them or anything near them.

Use Precaution



Downed power lines can energize the ground up to **35 feet away**. Even more in wet conditions.



Never drive over downed power lines or anything in contact with them.



If you see a downed power line, **call 911**.



Never try to move a downed power line.

Hurricane Season is coming...prepare now.

As most ocean lovers know, June 1 marks the official start of hurricane season. With torrential rains, storm surges and substantial winds, hurricanes can cause catastrophic damage to coastlines and several hundred miles inland, but you can increase your chances of safety by being prepared.



The Atlantic hurricane season runs from June 1 through November 30. The ingredients for a hurricane include a pre-existing weather disturbance, warm tropical oceans, moisture and relatively light winds. If the right conditions persist long enough, they can combine to produce the violent winds, incredible waves, torrential rains and floods we associate with hurricanes.

Hurricanes are an intense tropical weather system with well-defined circulation and maximum sustained winds of 74 miles per hour or higher. Major hurricanes have maximum sustained winds of 111 miles per hour or higher, which corresponds to Category 3, 4 or 5 on the Saffir-Simpson Hurricane Wind Scale.



As more residents move to coastal areas, people become more susceptible to the impacts of hurricanes: loss of life, extensive damage to coastal development and infrastructure (e.g., homes, industries and roads), and contamination of drinking water.

You can increase your own preparedness by following these [tips from the Federal Emergency Management Agency \(FEMA\)](#):

- ⇒ Put boards or storm shutters over windows. Do not use tape since it doesn't prevent the window from breaking.
- ⇒ Pick up small items in your yard, such as toys, tools and potted plants, and bring in outdoor furniture. In high winds, these items could slam into you or your windows.
- ⇒ Fill six 2-liter soda bottles or a large water container for each family member. The water from faucets may not be safe to drink.
- ⇒ Store at least a three-day supply of nonperishable food.

Make sure you have a flashlight and radio that run on batteries in case you lose electricity.

Source: Ocean Conservancy

Do I Need A Permit?

Everyone enjoys this time of year. Weather is warmer, flowers are blooming and we all feel summer just around the corner. Now is the time we want to get outside and work in the yard and take care of some need maintenance on our homes or rental property. We want to make a good impression on the visitors in the town.

Before you start any repairs and maintenance on your home or business you first need to check with the Planning, Building and Zoning Department to see if a building and or zoning permit is needed.

A permit is always required for the following:

- * New residential construction
- * New commercial construction
- * Renovations, repairs, and remodeling
- * Electrical
- * Electrical meter boxes
- * Plumbing
- * Mechanical
- * Swimming Pools/Jacuzzi
- * Foundations and repairs
- * Roof replacement or repairs (shingles/etc.)
- * Awnings
- * Solar Panels
- * Business inspection (commercial)
- * Marine construction (bulkheads, and dune-walkovers)
- * Stormwater management
- * Demolition
- * Accessory buildings
- * Signs (permanent and temporary)
- * Grading, Site development, Patios, Landscaping (when adding additional fill dirt)
- * Right-of-Way Encroachment
- * Moving any *building* or structure
- * Parking lot construction or repairs
- * Tree Removal
- * Use of tent, Open display (Commercial)
- * Yard Sales



If your home or business is below the required base flood elevation, the town has flood damage prevention regulations that may affect how you remodel, perform maintenance, renovate, or add on to your building. If your home or business sustained structural and/or interior damage, these regulations may affect how you rebuild. These laws are required by the National Flood Insurance Program (NFIP) to protect lives and investment from future flood damages. The town is required to adopt and enforce these laws in order for federally -backed flood insurance to be made available to residents and property owners. If you are located in a Special Flood Hazard Area (SFHA) you will be required to obtain a permit for the following:

ALL STRUCTURAL ELEMENTS INCLUDING:

- Spread or continuous foundation footings and pilings
- Monolithic or other types of concrete slabs
- Bearing walls, tie beams and trusses
- Wood or reinforced concrete decking or roofing
- Floors and ceilings
- Attached decks and porches
- Interior partition walls
- Exterior wall finishes (e.g., brick, stucco or siding) including painting and decorative moldings
- Windows and doors
- Re-shingling or re-tiling a roof
- Hardware

ALL INTERIOR FINISH ELEMENTS, INCLUDING:

- Tiling, linoleum, stone or carpet over sub-flooring
- Bathroom tiling and fixtures
- Wall finishes (e.g., drywall, painting, stucco, plaster, paneling, marble or other decorative finishes)
- Kitchen, utility and bathroom cabinets
- Built-in bookcases, cabinets and furniture
- Hardware

ALL UTILITY AND SERVICE EQUIPMENT, INCLUDING:

- HVAC equipment
- Repair or reconstruction of plumbing and electrical services
- Light fixtures and ceiling fans
- Security systems
- Built-in kitchen appliances
- Central vacuum systems
- Water filtration, conditioning or recirculation systems

ALSO:

- Labor and other costs associated with demolishing, removing or altering building components
- Overhead and profit

Examples of Permits Required...



So why do I need a permit??

Building permits are about safety and protection. By enforcing construction standards, they give you and the other occupants of the building the best chance to avoid fire, structural failure or something as simple as a child getting his head caught between stair posts. If you decide to move, the permit process also protects future owners.

The first reason to obtain a building permit is that it's illegal not to. If you fail to get a permit for work that requires it, you can be fined. You may be forced to remove a building or tear out completed work. But there are plenty of positive reasons for following the permit process as well:

It keeps your contractor honest. To beat out the price of a competitor, a profit-driven contractor might be tempted to cut corners. Would you know it if he did? Most construction work ends up hidden behind walls and under floors. A building permit requires that a contractor use sound and safe methods and materials. And inspections assure you that he does so.

It guides your do-it-yourself project. No matter how handy you are, you aren't likely to know everything about modern building practices. When you get a permit, you'll have to show the building department your plans. If they don't follow the codes, the building inspector will ask you to revise them. But if you never apply for a permit, you might go ahead with work that's dangerous or unsound.



It keeps your insurance valid. Building done without a permit can mean that your insurance company may not honor your policy. A fire resulting from work without a permit could leave you holding the bag. If someone falls off a deck that was built without a permit, your liability insurance may not cover his or her injuries.

It's valuable when you sell your home. If you perform work without a permit, you can assume a potential buyer will know about it. The permit process is a matter of public record. In addition, you may be required to sign a Property Disclosure Statement, in which you have to reveal all problems or defects in the property. Having all the necessary permits makes the sale proceed much more smoothly.

Call our office at 843-913-6341 and we'll be happy to walk you through the permit process.

CODE SECTION OF THE MONTH:

Sec. 17-408. - Accessory buildings and uses in residential districts.

Customary residential accessory buildings and uses shall include but not be limited to the following:

- (1) Shed or tool room, including prefabricated structures. Shipping containers, tractor-trailer containers, and other structures that have an original intended purpose other than as a residential storage structure are not allowed as an accessory use.
- (2) Children's playhouse and play equipment.
- (3) Private kennel for not more than three (3) dogs, four (4) months of age or older.
- (4) Private bathhouse, cabana, or tennis courts for tenants of principal buildings.
- (5) Noncommercial greenhouse not over eight (8) feet in height.
- (6) Laundromats in multifamily development for the exclusive use of the tenants.
- (7) Accessory dwelling units or garage apartments in designated districts only.

Customary accessory buildings and uses in residential districts are permitted provided they are located in rear yards and not closer than five (5) feet to any property line, as measured from the closest point of the structure. Accessory buildings and uses shall also comply with the setback from the intersecting street and not cover more than twenty (20) percent of any required rear yard.

Accessory buildings in residential districts must be no greater than fifteen (15) feet in height when located less than ten (10) feet from the property line. Accessory buildings shall not exceed a maximum height of twenty-five (25) feet when located a minimum of ten (10) feet from the property line.

Exceptions:

- (1) Satellite dishes less than thirty-nine (39) inches in diameter may be located on the structure and shall be exempt from this section provided all required setbacks are met.
- (2) Swimming pools may be located in side yards and not closer than five (5) feet to any property line. Residential pools do not count toward lot coverage for zoning purposes.
- (3) Private garages are permitted provided they observe the minimum yard setbacks for the district (see [section 17-303](#)) and they are located no closer to the front yard setback line than the principal structure. The garage is not to exceed eight hundred fifty (850) square feet or fifty (50) percent of the footprint of the principal residence. A garage area of four hundred (400) square feet is permitted regardless of the living area of the principal residence.

WHEN WORKING IN YOUR YARD REMEMBER THE TOWN HAS A "NO DUMPING" ORDINANCE...

Sec. 14-56. - Prohibitions and illicit connections.

(a) Prohibitions.

(1) It is unlawful for any person, company, corporation, etc., to throw, drain, run, or otherwise discharge to any component of the town's stormwater system, including streets, highways, rights-of-way, or to cause, permit or suffer to be thrown, drain, run, or allow to seep or otherwise discharge into such system, any organic or inorganic matter that shall cause or tend to cause pollution or blockages to such waters, as provided for in this article.

(2) In the event of an accidental discharge to the town drainage system of any material or substance other than stormwater runoff, the person concerned shall inform the town building department immediately of the nature, quantity and time of occurrence of the discharge. The person concerned shall take immediate steps to contain, treat or take other actions to minimize the effects of the discharge on the town drainage system and receiving streams. The person shall also take immediate steps to ensure no recurrence of the discharge.

(b) Illicit connections.

(1) It is unlawful for any person, company, corporation, etc., to connect any pipe, open channel, or any other conveyance system to the town drainage system that discharges anything except stormwater discharges that are identified on the approved stormwater management and sediment control plan.

(2) Improper connections in violation of this article must be disconnected and redirected to an acceptable outlet, as approved by the director of public works.



HURRICANE ELECTRICAL SAFETY

The Atlantic hurricane season is *June to November*, with the *peak season* from *mid-August to late October*.

On average there are six hurricanes, three of which are categorized as "major", each year. History provides important examples of the potentially dangerous impact hurricanes can have and the need to be prepared.

Eyeing the Storm



PREPARE FOR THE STORM



Charge all phones and communication devices.



Unplug all electronics and move them as high as possible.



If recommended by utilities or emergency officials, turn off breakers to avoid power surges.



WEATHER THE STORM



Stay indoors during hurricanes and away from windows and glass.



Never operate a portable generator inside your home.



Never connect a generator directly into your homes wiring unless a transfer switch has been installed.



Always use GFCIs in areas where water and electricity may come in contact.



RECOVER FROM THE STORM



Do not use electrical equipment and electronics, including receptacles, that have been submerged in water.



Have a qualified electrician inspect any water damaged electrical equipment and electronics.



Stay away from downed power lines. If you encounter a downed power line, stay at least 35 feet away and do not touch the line or anything that may be in contact with the line.

HURRICANE CATEGORIES

CATEGORY 1

74-95 MPH Winds
Some Damage



Potential roof damage.



Large tree branches may snap, shallow-rooted trees may fall.



Damage to utility poles and power lines. Outages may last few to several days.

CATEGORY 2

96-110 MPH Winds
Extensive Damage



Potential major roof damage.



Shallow-rooted trees will be snapped or unrooted.



Power outages for several days to weeks.

CATEGORY 3

111-129 MPH Winds
Devastating Damage



Major home damage.



Many trees will be snapped or unrooted.



Electricity and water may be unavailable for several days to weeks.

CATEGORY 4

130-156 MPH Winds
Catastrophic Damage



Severe home damage.



Most trees will be snapped or unrooted and utility poles downed.



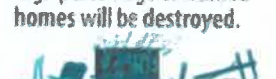
Power outages for weeks to possibly months.

CATEGORY 5

> 156 MPH Winds
Catastrophic Damage



High percentage of framed homes will be destroyed.



Fallen trees and power poles will isolate residential areas.



Power outages for weeks to possibly months.

According to the *Insurance Institute for Business & Home Safety*, homes built to modern building codes fare much better than homes built to older codes. Make sure your home is up to code.

ESFi Additional severe weather safety information is available at www.esfi.org.

Did you know?

- * The most common natural disaster in the U.S. is flooding.
- * For the past 30 years, flooding has resulted in almost \$8 billion in damage *each year*.
- * Floods cause an average of 82 deaths per year, making it the deadliest weather related disaster in the U.S.
- * Flood water may consist of sewage, harmful microorganisms, sharp objects, and other debris which makes it a danger to your health. You should never walk or swim in flood water.
- * It only takes six inches of moving flood water to knock you down.
- * It only takes two feet of moving water to carry your car away.
- * Most homeowner's insurance policies do not cover flood damage, you must purchase a separate insurance policy to cover flood damage.

Important Contact Information: Town Offices

Planning, Building & Zoning Department

Tina Mazzo, CFM
Permit/Flood Coordinator
843-913-6341
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Scott Henrick, CBO, CFM
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Sabrina Morris, CFM, CPD
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Public Works Department

John Adair, CFM
Director
843-913-6360
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Fire Department

Kevin Otte, CFM
Fire Chief
843-913-6343
kotte@surfsidebeach.org

Police

Kenny Hofmann
Chief
843-913-6470 (Non-Emergency)
khofmann@surfsidebeach.org

