



City of Myrtle Beach Construction Services Dune Walkover Guidelines

The following is a guideline for permitting and constructing dune walkovers in the City limits of Myrtle Beach. Provide a completely filled out building permit application and four (4) surveys not more than six (6) months old, signed and sealed by a South Carolina registered land surveyor or civil engineer.

The survey must include:

- Current tax map or pin number, subdivision name, lot, block and section
- Footprints and elevations of any structures, decks, secondary buildings, fences or other tangible items drawn to scale (1" = 20')
- Driveway cuts and dimensions
- Proposed water meter and sewer location
- Include drainage flow direction arrows, roof downspouts and associated piping, adjacent roads, ditches, pipelines, culverts, any existing and proposed watercourse, wetland, swales, pipes, catch basins, etc.
- Elevations of the center of the road, existing and proposed, of all corners at 25-foot intervals along and 5 feet beyond each property line, and at any distinguishing feature on or off site that could in any way impact storm water flow from the property.
- Flood zone lines, if applicable. If the property is in a flood hazard zone, the proposed elevation of the lowest finished floor or the bottom of the lowest horizontal support member, depending on the flood hazard zone.

Additional requirements for design and construction are as follows:

- Walkover shall be designed in accordance with the 2018 International Building Code
- Walkway from house to dune must be of wood construction and no more than 6" above grade
- This safety design will apply to steps, guardrails, handrails and handicap ramps
- Dune walkovers may be constructed without an OCRM permit if they are constructed according to the following criteria:
 - All components must be constructed of wood or trex material
 - Have a maximum width of six (6) feet
 - Conform to the contour of the dunes with a two (2) foot vertical clearance between the surface of the dune and top of the walkway
 - Displace no sand in the critical area
 - Be constructed with as little environmental damage as possible
 - Not be located within fifty (50) feet of another walkway on the same parcel of property
 - Be shore perpendicular, except as necessary for handicapped access
 - No concrete footings are allowed
 - A minimum of two (2) risers to extend below existing grade
 - Handicap ramps shall slope from the deck to the toe of the dunes and then run parallel to the beach.

CITY OF MYRTLE BEACH BUILDING PERMIT APPLICATION

Job Site/ Physical Address			Building Use <input type="checkbox"/> Commercial <input type="checkbox"/> Residential		Zoning District	Flood Zone			
Lot#	Block	Section/ Subdivision		TMS/ PIN					
Owner of Property (Land Records)		Land Records Mailing Address: Utility Billing Address:				Phone			
Lessee/Business Name		Mailing Address				Phone			
Contractor		Mailing Address				Phone			
						City License #		State License #	
						Phone		City License #	
Architect/Engineer		Mailing Address				Phone			
						City License #		State License #	
						Phone		City License #	
Project Contact Name				Email Address					
Scope of Work <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remove/Demo <input type="checkbox"/> Int Repair <input type="checkbox"/> Ext Repair <input type="checkbox"/> Int Alteration <input type="checkbox"/> Ext Alteration									
Description of Work									
CODE YEAR _____	<input type="checkbox"/> IBC <input type="checkbox"/> IRC	Tap Ticket(s)	Sprinkled <input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Sprinkler Revisions Required <input type="checkbox"/> Fire Alarm Revisions Required		Type Construction	Occupancy Group	
Total Valuation		Plan Review Fee		Permit Fee		Workforce Housing Fee		Permit #	
Date Received		CAB Approval Date		BZA Approval Date		Property Maintenance/ Stop Work <input type="checkbox"/> Yes <input type="checkbox"/> No		Date Issued	
# Baths	# Bedrooms	# Dwellings	# Blgs	Total Sq Ft	Heated Sq Ft	Garage/ Storage SF		Covered Porch/ Patio SF	
<p>Pursuant to SC Code 15-3-640, No actions to recover damages based upon or arising out of the defective or unsafe condition of an improvement to real property may be brought more than eight years after substantial completion of the improvement. Per City Ordinance, permits to do electrical, mechanical, gas or plumbing construction shall be issued only to a state licensed mechanical contractor or a certified master tradesman possessing a current business license and City trade card. This permit becomes null and void if work or construction which it authorized is not commenced within 6 months of its issuance, or if work or construction is suspended or abandoned for a period of 6 consecutive months at any time after it is commenced. This permit does not grant any right or privilege to erect any structure or to use any premises herein described for any purpose or in any manner prohibited by the Zoning Ordinance of the City of Myrtle Beach.</p> <p>Sec 1702.A.1. <i>Minimum finished floor elevation (FFE)</i>. All structures, not located in a special flood hazard area, shall have the lowest floor and all mechanical or electrical equipment, such as compressors, air conditioning units, etc., elevated no less than 18 inches above the highest crown of any abutting street or, at the owners' option, twenty-four inches above the average grade of the lot. Final site grading shall insure that ponding of storm water will not occur beneath the building not nearer than three feet from the building's perimeter or any mechanical or electrical equipment. All existing structures, not in a special flood hazard area, will be permitted to expand at the existing FFE.</p> <p>If finished floor elevation not known, please initial the preceding statement: _____</p> <p><i>I hereby certify that I have read and examined, or have had read to me, this application and understand this application to be true and correct. Compliance with all provisions of laws and ordinances governing this type of work shall be assured whether specified herein or not. The granting of this permit does not presume to give authority to violate or cancel the provision of any federal, state or local laws regulating construction, or the performance of construction.</i></p>									
Signature of Owner or Authorized Agent (Contractor)				Printed Name		Phone		Fax	
Company				Email Address					

Project Approvals

Department	Required	Staff
Zoning	<input type="checkbox"/>	
Flood	<input type="checkbox"/>	
Building	<input type="checkbox"/>	
Electrical	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	
Landscaping	<input type="checkbox"/>	
Engineering	<input type="checkbox"/>	
Planning	<input type="checkbox"/>	
Fire	<input type="checkbox"/>	
Addressing	<input type="checkbox"/>	
Business License	<input type="checkbox"/>	

Required Permits

Permits	Permit Number
<input type="checkbox"/> Building	
<input type="checkbox"/> Electrical	
<input type="checkbox"/> Mechanical	
<input type="checkbox"/> Plumbing	
<input type="checkbox"/> Gas	
<input type="checkbox"/> Fire Alarm	
<input type="checkbox"/> Sprinkler	
<input type="checkbox"/> Supp System <input type="checkbox"/> Hood	
<input type="checkbox"/> NFUS <input type="checkbox"/> US <input type="checkbox"/> DW	
<input type="checkbox"/> Pool	
<input type="checkbox"/> Fence	

Office Notes

4. Pier lots may be the situs of new pier structures and permanent improvements directly related to pier structures under appropriate state and local permitting.

1802.D. Prohibited Structures and Improvements.

1. *Erosion control structures.* In keeping with the City's and the state's policy of retreat of structures threatened by erosion the following are prohibited. This prohibition extends to erosion control structures or devices intended to protect public highways.
 - a. temporary or permanent sea-walls
 - b. bulkheads
 - c. revetments
 - d. other erosion control structures or devices.
2. *Incompatible fill.* Gumbo or other incompatible fill.
3. *Drains.* Storm drains or pool drains that empty onto the beach.

1802.E. Swimming Pools. Swimming pools shall be permitted on the following conditions:

1. No pool shall be constructed seaward of the building control line unless the pool is built landward of an erosion control structure or device which was in existence, or permitted on June 25, 1990, and is built as far landward as practical;
2. When built landward of a structure referenced in section 1802.D.1 – *Erosion Control Structures* no pool shall be constructed nearer than 20 feet to the baseline established by this Ordinance, measured from any vertical portion of the pool, above or below grade, which is five or more inches in total vertical measurement;
3. No pool-related structures, except decks and safety fences, shall be allowed;
4. Landscaping and stormwater management shall comply with primary zoning district requirements.

1802.F. Parking. Parking is not permitted in the CP overlay zone.

1802.G. Coastal Protection (CP) Special Requirements.

1. *South Carolina office of Ocean and Coastal Resource Management (OCRM) permit.* No land use, including the reconstruction of nonconforming structures, proposed in the coastal protection district shall be permitted by the City until a permit for such land use has been granted by OCRM if such land use is subject to the permitting requirements of the South Carolina Coastal Management Act.
2. *Design standards.*
 - a. All walkways over dunes for access to the beach shall comply with OCRM standards:
 - i. Except for single family dwellings, one walkway per lot shall be required (unless a public walkway structure exists adjacent to the lot and is connected to the principal building beach entrance by an appropriate path

- or walk); the walkway shall be constructed prior to the issuance of a final certificate of occupancy.
- ii. No walkway shall be located within 50 feet of another walkway on the same lot or property.
 - iii. Walkways shall be located and designed to facilitate safe and convenient access from the principal building or parking area to the beach as well as to protect existing or reconstructed sand dunes.
 - iv. The walkway shall be located according to the OCRM base line, shall originate on private property and shall terminate at the beach storm profile (typical winter profile) or typical profile existing;
 - v. The walkway shall be constructed of wood, shall follow existing land contours and shall be no wider than six feet.
 - vi. The bottom of the stringer under the decking shall provide a minimum clearance of 36 inches above the primary dune, 24 inches above secondary and tertiary dunes, and 24 inches above any back dune areas under public ownership.
 - vii. All materials shall meet the standards of ASCE 24 (American Society of Civil Engineers) and FEMA regulations for flood resistant materials.
 - viii. All connections to posts shall be by means of bolts.
 - ix. No concrete footing shall be permitted.
 - x. All construction shall meet or exceed minimum standards of "Design Standards for Permitting Process for Construction of Dune Walkovers Serving Oceanfront Properties," a copy of which may be obtained from the department of construction services.
 - xi. Walkways in nonresidential areas shall include installation of a double sand fence as a pedestrian barrier or as otherwise permitted by OCRM
 - xii. The walkway shall not displace sand and shall be constructed with as little environmental damage as possible.
- b. Decks, except pool decks as required by federal or state regulations, shall be made of wood, shall be less than six inches above grade and shall be no larger than 144 square feet. No decks shall be constructed seaward of the baseline or otherwise alter or affect sand dunes, dune vegetation or the beach.

1802.H Nonconformities in the Coastal Protection (CP) Overlay Zone.

1. Uses. The regulations of section 710 regarding nonconforming uses shall apply to existing uses which are made non-conforming by the application of the coastal protection district designation.
2. Structures and other improvements. The regulations in this subsection shall apply to the Coastal Protection District in addition to the other applicable provisions of section 1802 – *Coastal Protection Overlay Zone* for those structures and other improvements made nonconforming by the application of the coastal protection district regulations. The regulations in this section shall apply in cases of conflict between them and the provisions of section 1802 – *Coastal Protection Overlay Zone*. The absence, in this subsection, of a provision found in section 1802 – *Coastal Protection Overlay Zone* shall not be considered to be a conflict, and therefore the provision of section 1802 – *Coastal Protection Overlay Zone* shall apply. All permanent structures or other permanent improvements which are in violation of

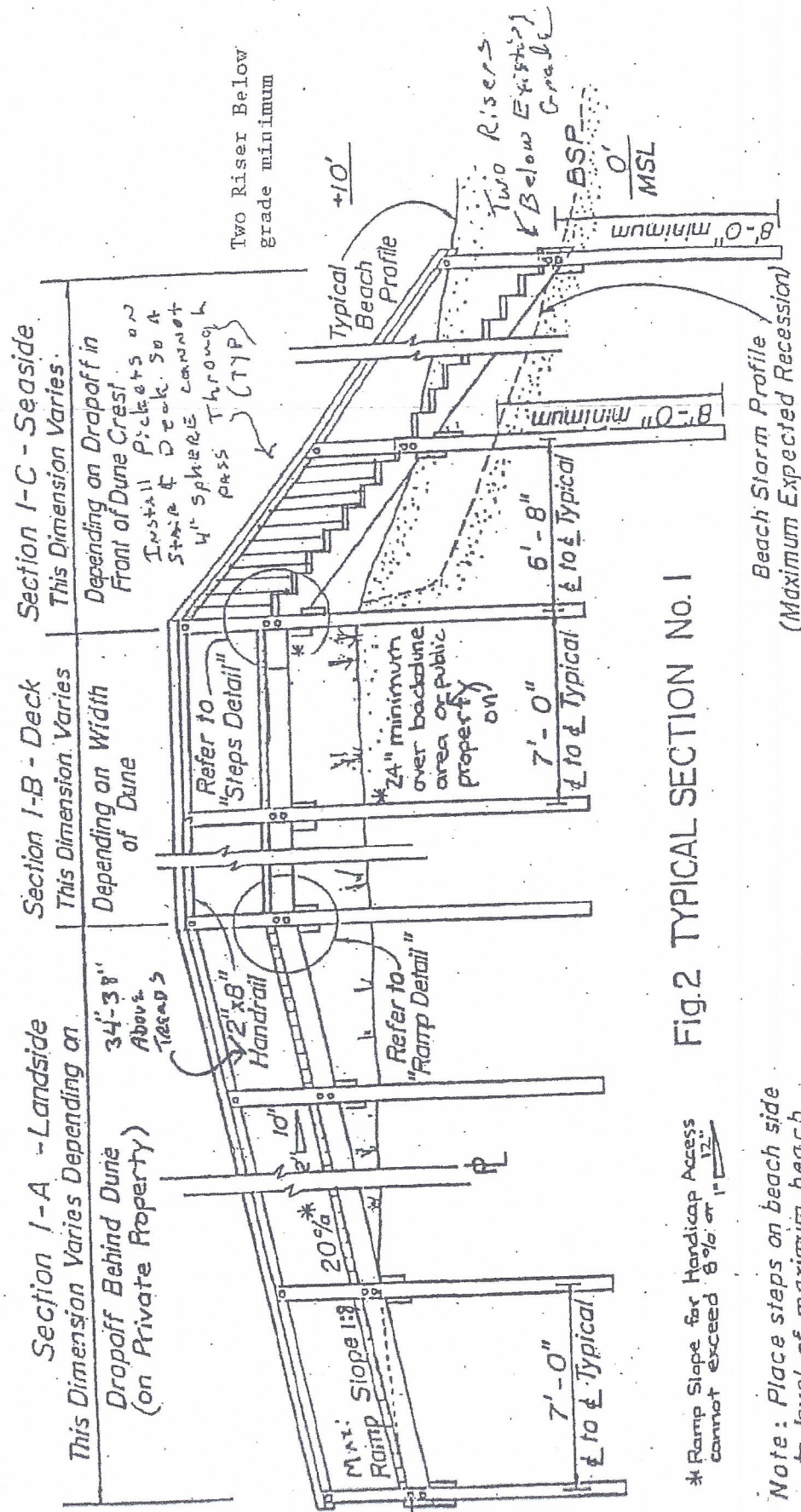


FIG.2 TYPICAL SECTION No.1

Note: Place steps on beach side to level of maximum beach recession during a severe storm or tropical hurricane

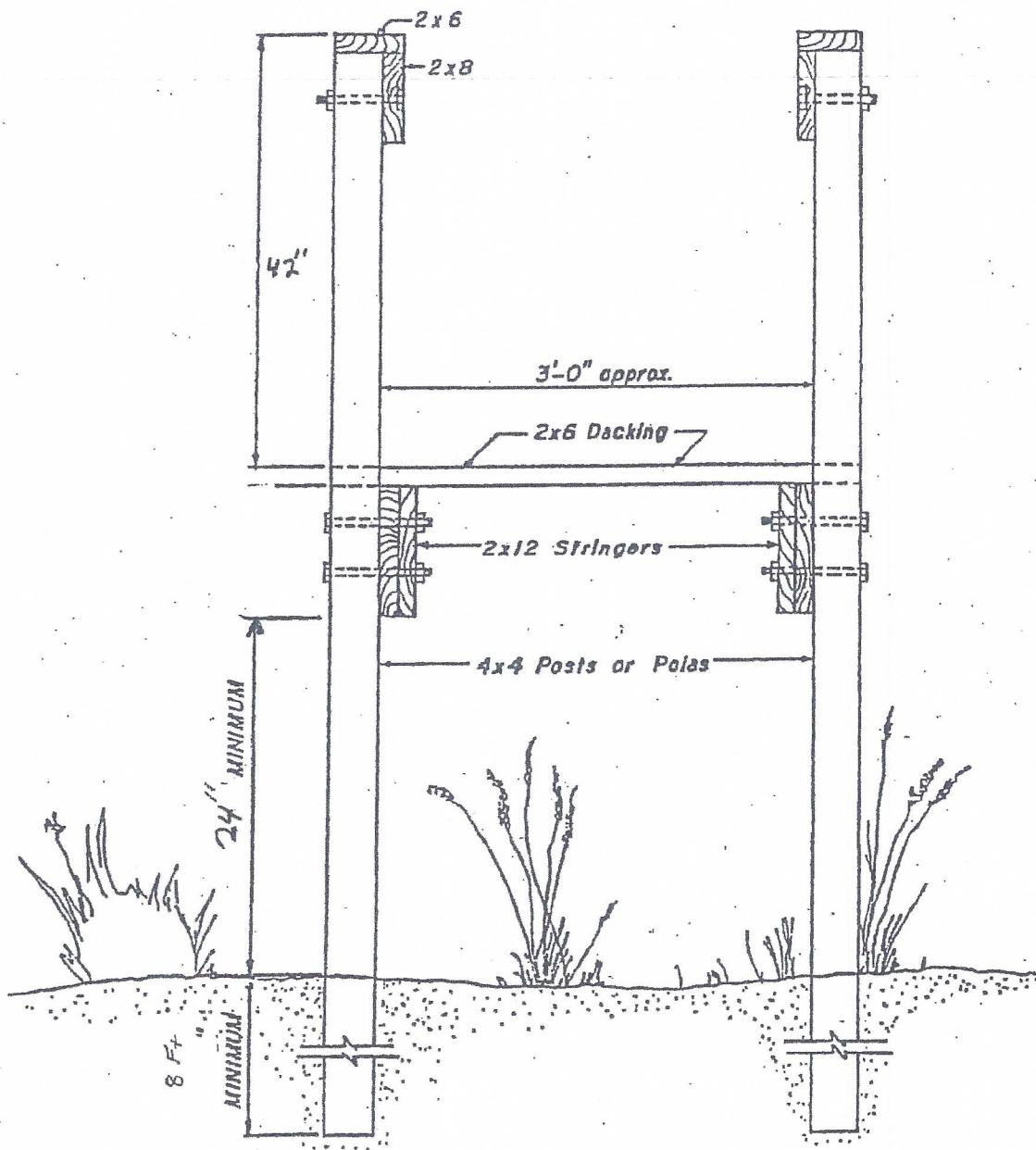


FIG.8 TYPICAL SECTION (ALT.)

Residential

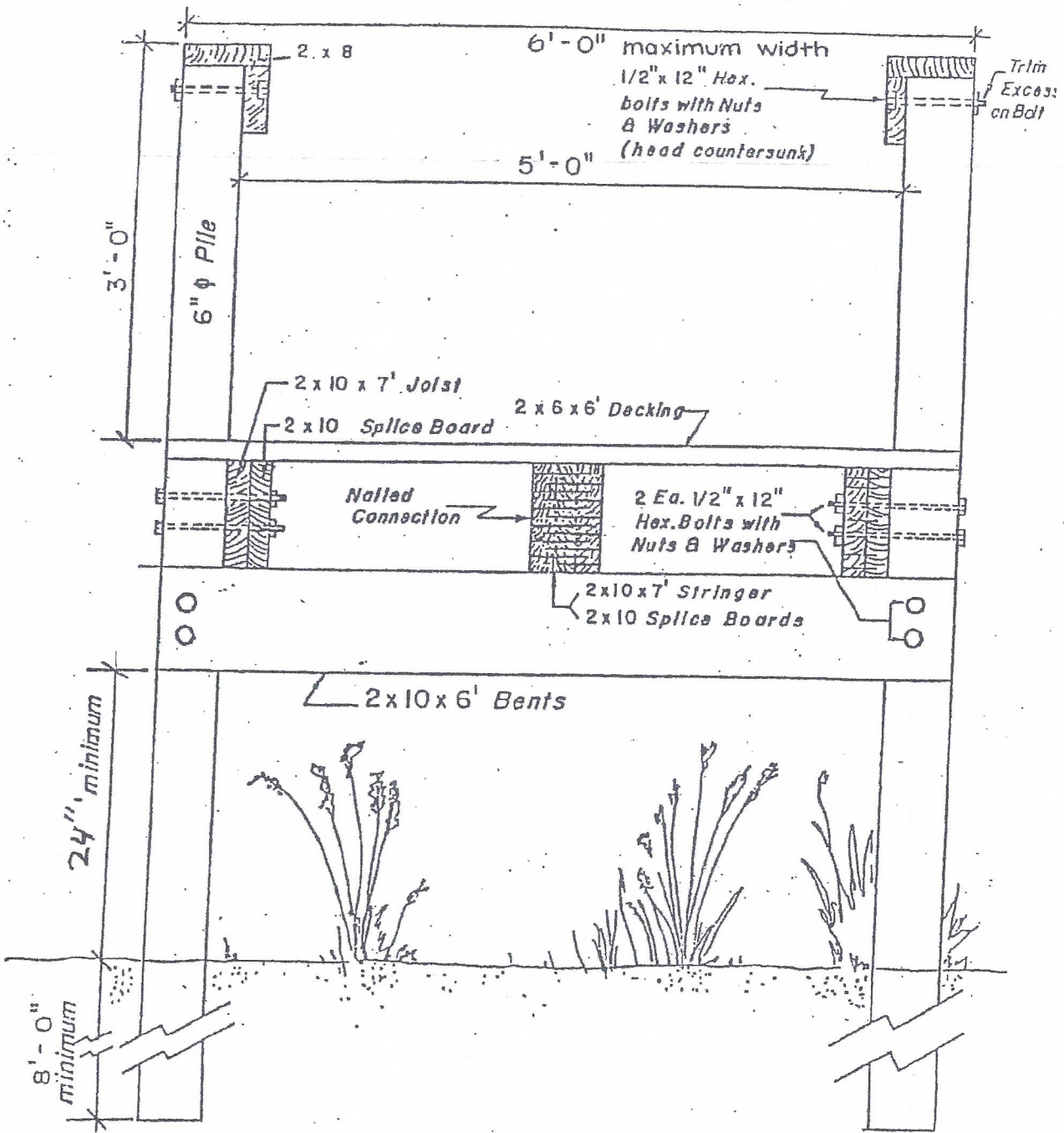


Fig.3 TYPICAL SECTION 1-B DECK

Commercial