

STATE OF SOUTH CAROLINA)
)
 COUNTY OF HORRY)
)
 TOWN OF SURFSIDE BEACH) AN ORDINANCE OF THE TOWN OF SURFSIDE BEACH
 PROVIDING THAT TOWN CODE OF ORDINANCES
 SECTIONS 13-52, 13-57, 13-60 AND 13-61 BE AMENDED
 ADOPTING AND ENACTING NEW REVISIONS TO THE
 PLANNING, BUILDING AND ZONING FEES

WHEREAS, the Mayor and Town Council of the Town of Surfside Beach, in council duly assembled on October 8, 2013 desire to amend Sections 13-52, 13-57, 13-60 and 13-61 of the Town Code of Ordinances; and

WHEREAS, the Town of Surfside Beach reviews its fees and charges and make adjustments as necessary to assist in the administration of the code ; and

WHEREAS, the Mayor and Town Council deem the new and revised schedule of fees to be reasonable and in order.

NOW, THEREFORE, Sections 13-52, 13-57, 13-60 and 13-1 of the Code of Ordinances of the Town of Surfside Beach, South Carolina, is hereby amended to:

Sec. 13-52. - Building permit and review fees.

- (a) *New residential construction building permits and fees.* New residential construction permits shall be based upon the total square footage, including heated and unheated square footage at a rate of forty-five cents (\$0.45) per square foot. Residential plan review fees shall be based upon the total square footage, including heated and unheated square footage, at a rate of twenty-two and one-half cents (0.225) per square foot.
- (b) *New commercial construction building permits and fees.* New commercial construction permits shall be based upon the total square footage, including heated and unheated square footage at a rate of thirty-five cents (\$0.35) per square foot. Commercial plan review fees shall be based upon the total square footage, including heated and unheated square footage at a rate of twenty-seven and one-half cents (\$0.275) per square foot. New commercial fees are for building permits only. All mechanical contractors must purchase separate permits under the mechanical permit fee schedule.
- (c) *Renovations, repairs, and remodeling building permits and fees.* Unless otherwise specified, permits required by this code involving structure remodeling, renovations, or repairs shall use the following fee schedule (Table 13-52c). Separate permits are required for electrical, plumbing, mechanical, pools, and signs. This section specifically applies to work that is not defined as ordinary minor repairs (section 13-50).

Table 13-52c FEE SCHEDULE	
Total Valuation*	Permit Fee
\$0 to \$4000.	\$50.00 minimum fee
\$4,001.00 to \$49,999.	\$50.00 for the first \$1,000.00, plus \$5.00 for each additional \$1,000.00 or fraction thereof
\$50,000.00 to \$99,999.	\$295.00 for the first \$50,000.00, plus \$4.50 for each additional \$1,000.00 or fraction thereof
\$100,000.00 to	\$520.00 for the first \$100,000.00, plus \$3.50 for each additional \$1,000.00

\$499,999.99	or fraction thereof
\$500,000.00 and up	\$1,920.00 for the first \$500,000.00, plus \$3.00 for each additional \$1,000.00 or fraction thereof

***Valuations for new construction, additions, renovations, repairs, or remodeling.**
Valuations for additions renovations, repairs, or remodeling shall be determined by the use of 2012 International Building Code or the latest adopted edition thereof on a total square foot basis.
Valuations for new construction shall be determined by Sec. 13-52 (a) or (b) whichever is applicable.

Plan review. When a plan is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be equal to fifty (50) percent of the building permit fee as set forth herein. The plan review fee is in addition to the building permit fee. When a plan requires corrections or changes by the Building Official an additional fee shall be paid as follows:

Second review: \$100.00
Third and subsequent reviews: \$75.00

- (d) *Specific permit types.* Specific permit types are set out herein below. For other types of permits that require inspections and are not specifically listed herein refer to subsection 13-52(c) above for applicable fees:
- (1) *Foundations (special permit).* Use fee schedule in subsection 13-52(c) above.
- (2) *Electrical (except meter box replacement), plumbing, fire protection system, alarm systems, mechanical (HVAC), and gas systems.* Unless otherwise specified, permits required by this chapter involving electrical, plumbing, fire protection systems, alarm systems, mechanical (HVAC), and gas systems shall use the following fee schedule (Table 13-52c) above.
- (3) *Electrical meter boxes.* Electrical meter box replacement or change of service fee: One hundred dollars (\$100.00).
- (4) *Swimming pools.* Residential and commercial fee: Two hundred fifty dollars (\$250.00). Plan review for swimming pool fee: Fifty dollars (\$50.00). In protected coastal areas this permit may be subject to approval by SCDHEC-Office of Coastal Resource Management. For pool repair permit fees, refer to subsection 13-52(c) above.
- (5) *Awnings.* Refer to subsection 13-52(c) above. Awnings shall conform to town zoning restrictions.
- (6) *Business inspection (commercial).* Any safety inspection of electrical or plumbing connections and/or the inspection of the condition of a building prior to the restoration of electrical power for occupancy. Fee: Seventy five dollars (\$75.00).
- (7) *Marine construction.* Fishing piers, bulkheads, and dune-walkovers, refer to subsection 13-52(c) above for permit fees. These structures may require approval by SCDHEC-Office of Coastal Resource Management as a condition to issue and shall comply with town zoning codes.
- (8) *Manufactured home fee.* Manufactured homes are allowed in the manufactured home park district (MH). Fee: one hundred dollars (\$100.00). The fee includes inspections for one (1) unit set up, supporting foundation, tie downs, and electrical, gas, water, sanitary connections, and any exterior HVAC unit. Permits for accessory decks are subject to the fees prescribed by subsection 13-52(c). Screened enclosures, room additions, and accessory structures are subject to the fees prescribed by subsection 13-52(a).

- (9) *Temporary occupancy permit fee.* One hundred dollars (\$100.00). The building official may issue a temporary occupancy permit before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The temporary occupancy shall be for a period of not more than thirty (30) days, and can be renewed for cause with approval of the building official.
- (10) *New certificate of occupancy.* When the occupancy of any building or structure is changed or when a building or structure has been condemned by town council, fee: seventy-five dollars (\$75.00), unless a building permit for renovations or remodeling exceeding fifteen thousand dollars (\$15,000.00) in construction cost is issued.
- (11) *Re-inspection fees for all types of construction.* When the building official or his duly authorized agent finds upon inspection of completed work that the same does not conform to or comply with the provisions of the applicable standard codes or ordinances of the town, he shall notify the permit holder of the corrections to be made. The work shall be inspected one (1) additional time without further charge to insure the corrections were properly made. However, if the inspector determines that extra inspections are necessary for any reason including the following, re-inspection fees shall be paid in advance prior to each additional re-inspection. Fee: seventy five dollars (\$75.00).

Extra inspections may be necessitated when a) A building or improvement is not ready for inspection; b) Previously cited violations not corrected; c) Approved plans not on site; and/or d) Access is blocked by locks, ladders, equipment, or other impediments, etc.

- (12) *Building board appeal.* Fee for an appeal to the building board of appeals: One hundred seventy-five dollars (\$175.00).

Sec. 13-57. - Subdivision filing and review fees.

Fees for the filing and review of subdivision plats are established by chapter 15 of this Code and are provided, in summary, by Table 13-57a below. For additional fees and general requirements, reference should be made to Chapter 15:

Table 13-57a Subdivision Plat Fees	
Plat/Survey Type	Fee
Preliminary: (Zoning)	
Major Subdivision	\$175.00 plus \$10.00 per lot
Minor Subdivision	\$45.00
Preliminary: (Public Works)	
Major Subdivision	\$100.00
Final (Zoning)	
Major Subdivision	\$175.00
Minor Subdivision	\$40.00
Final (Public Works)	
Major Subdivision	\$100.00
Surveys:	
"As Built" Survey	\$35.00

Combination Survey	\$35.00
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When the plat and/or survey requires corrections or changes and additional fee shall be calculated as follows:

Second review: \$30.00
Third: \$25.00

Fourth and any subsequent reviews: \$20.00

Sec. 13-60. - Board and commission review fees.

Pursuant to section 17-212, fees provided in Table 13-60a are established to partially defray costs incurred in the administration of the zoning provisions of this Code:

Table 13-60a Board and Commission Review Fees	
Application or Review Type	Fee
Board of Zoning Appeals Applications	
Special Exception	\$200.00
Variance	\$200.00
Appeal	\$200.00
Planning Commission Applications	
Zoning Map and/or text Amendment	\$250.00
Planned Development (PD)	\$350.00**
Planned Development Amendment	\$350.00**

**Subdivision plat fees may also apply (See Table 13-57a).

Sec. 13-61. - Administrative review and zoning permit fees.

Pursuant to section 17-212, fees provided in Table 13-61a are established to partially defray costs incurred in the administration of the zoning provisions of this Code:

Table 13-61a Zoning Permits, Certificates and Other Review Fees	
Application or Permit Type	Fees
Zoning Permit (General): (See note 1)	\$25.00
Zoning Permit (Specific Activity):	
Zoning Permit (demolition of structure)	\$150.00
Zoning Permit (sidewalks, patios) private property	\$30.00
Zoning Permit (grading, site development, landscaping, and irrigation)	Fee is based on the valuation of improvements. Use Table 13-52c.
Zoning Permit (Right of Way Encroachment Permit)	\$50.00 (See Note 4)
Zoning Permit (fences)	\$25.00 for fences six (6) feet in height or less; fences

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	exceeding six (6) feet in height use Table 13-52c. A fence, regardless of height, to be placed within the shore protection line or area requiring a permit by SCDHEC-OCRM (See chapter 17, article 8).
Zoning Permit (manufactured home placement)	\$50.00 plus building permit/inspection fee. See section 13-52(d) (9).
Zoning Permit (moving any building or structure excluding manufactured home placement)	\$225.00 plus building permit fee (Building permit to be based on valuation of new foundation or other regulated improvement on the new site using Table 13-52c).
Zoning Permit (parking lot construction)	\$50.00
Zoning Permit (Signs excluding portable, special event, and other temporary signs)	Fee based on valuation of structure or improvement. Use Table 13-52c.
Zoning Permit (Tree Removal):	
Removal of Required or Regulated Tree	\$75.00. In cases where a required or regulated tree is determined to be dead or diseased, there is no fee for removal. (See note 2)
Thinning or removal of non-required or non-regulated trees (4" DBH or greater)	\$5 per tree not to exceed \$50 per lot. In cases where a non-required or non-regulated tree is determined to be dead or diseased, there is no fee for removal. (See note 2)
Pruning (limbs over 4" in diameter)	No fee
Zoning Permit (water well allowed only for landscaping and non-consumption purposes).	\$20.00
Certification of Zoning Compliance (General)	\$50.00 (See note 3)
Temporary Certificates of Zoning Compliance (See section 17-208)	
Carnival, circus, or fair	\$500.00
Use of tent, open display, special event signs, portable signs, and/or other temporary signs	\$30.00 There is no fee if the permit is issued for the grand opening of a new business.
Open lot sales for Christmas trees	\$100.00
Temporary real estate office	\$100.00
Contractor's office and equipment sheds	\$100.00
Manufactured or modular units used as temporary business establishments during construction of permanent structure	\$100.00
Certificate of Zoning Compliance (re-inspection fee)	\$50.00
Zoning Plan Review Fees:	
Commercial Plan Review	\$75.00
Residential Plan Review	\$50.00

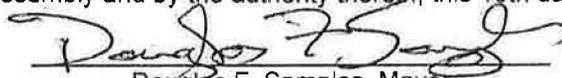
Zoning Re-inspection fee	
Extra inspections may be necessitated when a) An building or improvement is not ready for inspection; b) Previously cited violations not corrected; c) Approved plans not on site	\$75.00.
<p>Note 1: The zoning permit (general) fee applies to activities listed in section 17-203. Where a zoning permit fee is provided for a specific activity, the zoning permit (specific) fee shall apply.</p> <p>Note 2: Where the tree removal is in conjunction with a project requiring a building permit and a building permit has been issued, there is no additional fee for the tree removal permit.</p> <p>Note 3: Where a zoning permit is required for a project and a zoning permit has been issued, there is no additional fee for the certificate of occupancy.</p> <p>Note 4: All right of way encroachment permits must be approved by the Public Works Director or his designee prior to issuance.</p>	

SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this article, which can be given effect without the invalid provision or application, and to this end the provisions of this article are declared to be severable.

EFFECT OF SECTION HEADINGS. The headings or titles of the several sections hereof shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation or effect of this ordinance.

REPEAL AND EFFECTIVE DATE. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed. This ordinance shall take effect immediately upon approval at second reading by the Town Council of the Town of Surfside Beach, South Carolina.

BE IT ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Surfside Beach, South Carolina, in assembly and by the authority thereof, this 10th day of December 2013.

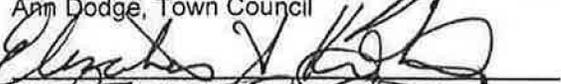

Douglas F. Samples, Mayor

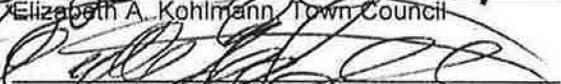
Mary Beth Mabry, Mayor Pro Tempore

Mark L. Johnson, Town Council

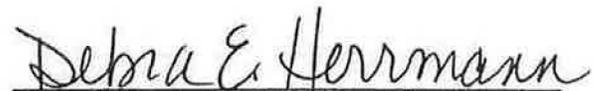

Roderick E. Smith, Town Council


Ann Dodge, Town Council


Elizabeth A. Kohlmann, Town Council


Randle M. Stevens, Town Council

Attest:


Debra E. Herrmann, CMC, Town Clerk