



**NONCONVERSION AGREEMENT  
FOR CERTAIN STRUCTURES IN THE FLOODPLAIN  
WITHIN THE TOWN OF SURFSIDE BEACH**

WHEREAS, Permit # \_\_\_\_\_ has been issued to construct, improve, or repair the property at \_\_\_\_\_ in the Town of Surfside Beach, SC, and

WHEREAS, permitted building has the lowest floor elevation above the base flood elevation of \_\_\_\_\_ plus \_\_\_\_\_ feet and the design and construction of the building meets the current building code and flood damage prevention ordinance requirements,

WHEREAS, as a condition of a Certificate of Occupancy, the owner must agree to not alter the building at a later date so as to violate the building code or flood damage prevention ordinance requirements,

NOW, therefore, the undersigned owner of said property hereby agrees to the following:

1. That the enclosed area below the base flood elevation shall be used solely for parking of vehicles, limited storage (where permitted), or access to the building and will never be used for human habitation without first becoming fully compliant with the flood damage prevention ordinance in effect at the time of conversion.
2. That all interior walls, ceilings, and floors below the Base Flood Elevation of \_\_\_\_\_ plus \_\_\_\_\_ feet shall be unfinished or constructed of flood-resistant materials.
3. That mechanical, electrical, or plumbing devices shall not be installed below the Base Flood Elevation of \_\_\_\_\_ plus \_\_\_\_\_ feet.
4. That the openings in the walls of the enclosed area (where permitted) below the lowest floor shall not be blocked, obstructed, or otherwise altered to reduce the size of the openings or restrict the automatic entry and exit of floodwater.
5. That any variation in construction beyond what is permitted shall constitute a violation of this agreement and Chapter 14 of the Town Code of Ordinances, Ordinance #13-0768.
6. That the owner and subsequent owners agree to allow a representative of the Town of Surfside Beach in the premises to verify compliance with this agreement at least once each year. The Town representative will provide at least 48 hours notice of such visit.
7. This Agreement shall be recorded with the deed to the above property so that subsequent owners are made aware of these restrictions.
8. The Town of Surfside Beach, issuing the Permit and enforcing the Flood Damage Prevention Ordinance, may take any appropriate legal action to correct any violation.

