

Regulation 30-16

Documentation Requirements Before Commencing Activities Between Setback Line and Baseline

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S.C. Department of Health and
Environmental Control

2600 Bull Street | Columbia, SC 29201

Statutory Authority:	S.C. Code Sections 48-39-10 et seq.
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Regulation History as Published in State Register			
Date	Document Number	Volume	Issue
May 24, 1991	1341	15	5
June 23, 1995	1826	19	6
June 25, 1999	2341	23	6

A. Notification Procedure:

(1) Activities requiring written notification to and written response from the Department:

(a) Construction of new habitable structures at least partially seaward of the forty year setback line.

(b) Additions to habitable structures.

(c) Replacement of habitable structures.

(d) Construction of new pools between the baseline and the setback line and landward of an erosion control device which existed June 25, 1990.

(e) Replacement of pools.

(2) Information required:

(a) New habitable structures and additions to habitable structures:

(i) heated square footage of the proposed habitable structure or proposed addition.

(ii) plat showing footprint and cross section showing foundation of new structure as located on lot. Also, all property lines, setback lines and any parking requirements which may be in effect must be shown. The structure or addition must be located as far landward on the property as practicable as determined by the Department.

(iii) for additions, the plat must clearly differentiate between the original structure and proposed additions.

(b) Replacement structures:

(i) heated square footage of original and proposed replacement structure.

(ii) linear footage along the coast of proposed replacement and original structure.

(iii) plat showing footprint and cross section showing foundation of proposed replacement structure.

(c) Replacement of destroyed pools will require a plat showing footprint and cross section of the original and replacement pool.