

Town of Edisto Beach

Height Certificate

Building Address _____ Builder _____

Lot _____ Block _____ TMS _____

Date of Construction _____ Flood Elevation _____ + _____

Height _____ above grade of highest point

This document is to certify the above reference structure does not exceed forty (40) feet above grade as defined by The Town of Edisto Beach Zoning Ordinance.

86-182. Height Limitations

(a) Wherever the height of structures is limited by the provisions of this chapter, that height shall be measured from the highest of:

- (1) The average grade of the four most distant corners of a structure at the time of stake inspection; or
- (2) One foot above the crown of the road immediately in front of the structure; or
- (3) The average grade of each corner of the lot on which the structure is to be constructed;

to the highest portion of such structure.

(b) The highest portion of a structure shall be deemed to include but shall not be limited to chimneys, widow's walks, air conditioning equipment, observation decks, and dish antennas.

(c) The height limitations of the chapter shall not apply to church spires, water towers, transmission towers, or radio and television antennas designed for home use other than those described in subsection (b) of this section.

(d) As used in this section average grade shall not include any increase in elevation attributable to fill.

(e) A height certificate showing the height of the structure on the lot measured by one of the methods described in subparagraph (a) must be filed with the building official before rough-in inspection. A height certificate must bear the seal of a surveyor authorized to do business as such in South Carolina.

(f) A structure which is legally non-conforming for height at the time it is destroyed by fire or Act of God may be reconstructed or repaired upon meeting each of the following:

- (1) The height of the reconstructed or repaired structure may not exceed the height of the destroyed structure plus any increase or less any decrease in the base flood elevation (BFE) between that depicted on the National Flood Insurance Program (NFIP) maps adopted as of September 30, 2007, and the base flood elevation depicted on the NFIP maps as of the date of application for a building permit, if any.
- (2) The replacement structure must meet any other requirements of law, including but not limited to the town flood, zoning and building ordinances.
- (3) The application for a building permit must be complete and filed with the town within 12 months of the time the damage is incurred.

(Ord. of 6-11-81, § 719; Ord. of 5-11-00(2), § 1; Ord. of 6-12-03, § 2; Ord. of 10-11-07(2), § 12)

Town of Edisto Beach Height Certificate

The structure listed above is _____ feet above grade at its highest point.

The height was determined by using 86-182 (a):

(Check one)

Method One

Method Two

Method Three

Certified by _____

Date of Certification _____

Seal _____