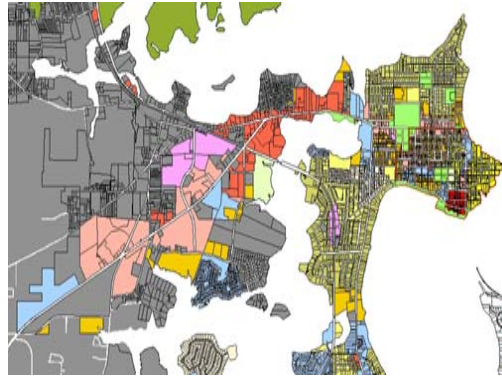


CODE/ZONING INFORMATION

LIBBY ANDERSON
Director of Planning
and Development Services

CITY OF BEAUFORT
**DEPARTMENT OF PLANNING
AND DEVELOPMENT SERVICES**
701 CRAVEN ST. - POST OFFICE DRAWER 1167
BEAUFORT, SC 29901
(843) 525-7040
FAX (843) 986-5606

JAMES F. "Mike" WILES
Director of Codes Enforcement



Visit our website at:
www.beaufortcodes.org

What is the Code Enforcement Office?

The Code Enforcement Office is a functional area within the Department of Planning and Development Services. Its focus is the enforcement of the City of Beaufort's Municipal Code, the Unified Development Ordinance, and the adopted International Code Council Codes through education and inspections.

Why is the Code important?

Obtaining a building permit, inspections, and authorization for occupancy is one way of obtaining assurance that your building is safe for your family and friends or your employees and customers to use.

It is more than likely that at some time in the future someone will want proof that your building complies with local building codes. That 'someone' could be a potential buyer, a bank, or your insurance company. Your insurance company may not pay on a damage claim if it is found your building does not comply with local codes. In addition, you may be held liable for injuries to someone using your building if it does not meet required safety standards.

How can I view these codes / ordinances?

We have made the viewing of all these codes very simple. All codes / ordinances can be viewed from our website at www.beaufortcodes.org. You may also view them at our offices.

Enforcement

How is the Code Enforcement Office notified of violations?

The Code Enforcement Officer responds to written complaints, telephone complaints, [email](#) complaints, agency referrals, and routine inspection patrols.

How does the Code Enforcement Office enforce the Code?

The Code Enforcement Office enforces the code when a violation is found or verified. In most cases the person responsible for the violation is notified of the violation, briefed on how to correct the violation in order to meet compliance requirements, and given an opportunity to correct the violation within an established time period. If voluntary compliance efforts are unsuccessful, then the responsible person is issued a citation and ordered to appear before the municipal court judge. Fines may reach no more than *\$1,087.50 per day / per violation*.

What happens if I start construction without a permit?

If you begin construction without the required permit, a 'Stop Work Order' will be issued. You will then be required to apply for the permit (even if the work is existing, you are required to submit complete plans) and may be required to pay additional fees which are generally the original permitting fees TRIPLED.

After the permit is properly issued, you are then required to uncover any work that has been covered so it may be inspected.

How do I report an ordinance violation?

Reporting a violation can be made directly to the Code Enforcement Officer by telephone, letter, fax, in person, or email.

In Person	701 Craven St, Beaufort, SC
Phone:	(843) 525-7040
FAX:	(843) 986-5606
Email:	rmarrero@cityofbeaufort.org
Mail:	Codes Enforcement PO Drawer 1167 Beaufort, SC 29901

Permitting

When is a permit from the Code Office required?

A permit is required for any work/improvements over \$101.00 (*Excluding interior residential remodeling including painting, doors, papering, tiling, carpeting, cabinets, counter tops and similar finish work*).

Contact the Codes Office for more information.

Can I setup a home occupation or change the use of my residence / business without a permit?

No. If you live in a residential zone you must apply to our office by submitting a home occupation application / rezoning application. If you are in a commercially zoned area, a safety inspection is required at which time a zoning decision is made to assure the new use meets current zoning regulations.

Frequent Code Violations

Littering

No person, firm or corporation owning or occupying any property within the city shall permit the accumulation of trash or waste material upon any property.

Unlicensed \ wrecked vehicles

No inoperative or unlicensed vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped, or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Grass or weeds declared a nuisance

Vegetation should not be allowed to grow over 6" (inches).

Signs

A permit shall be required for the erection, placement, alteration or reconstruction of any sign unless otherwise noted, and shall be issued by the Building Official in accordance with the Unified Development Ordinance.

Tree Removal

A permit shall be required to remove any tree having a diameter at breast height (DBH) of eight (8) inches or greater, as measured at a height of four and one-half (4 ½) feet above the ground. An application needs to be submitted to our office and approved prior to removal.