



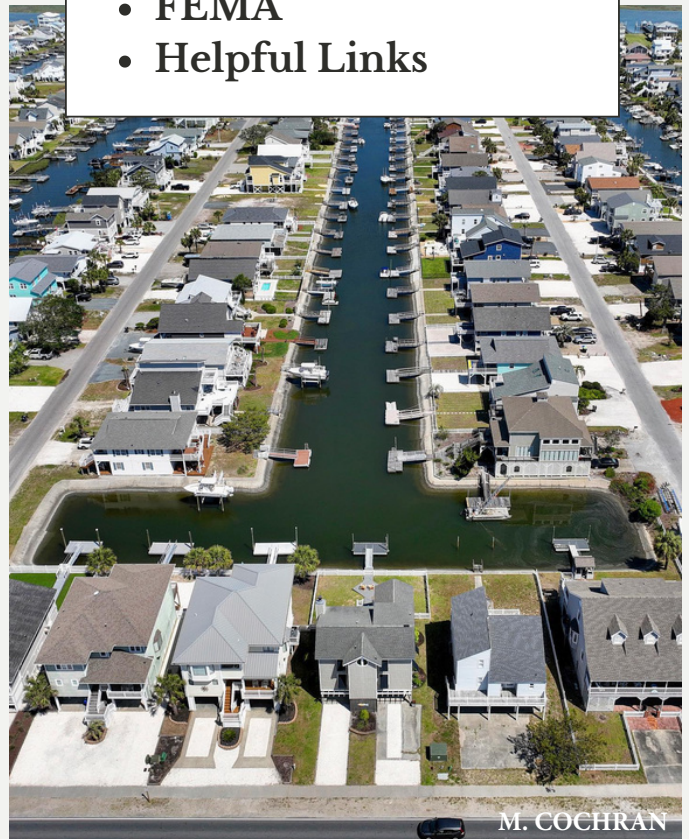
Here We GROW!

The Town of Ocean Isle Beach experienced significant growth in 2022. During this period 68 single family residences (SFR's) were permitted within the Town Limits and 46 SFR's were permitted in the Extra Territorial Jurisdiction. The total project costs for all permits resulted in a total construction value of \$ 91,350,611 (including commercial construction) for the year. Because of this growth, the Town wanted to take this time to update local contractors and the general public on various items in regard to development.



WHAT'S IN THIS ISSUE:

- Staff Update
- Building Regulations
- Zoning Regulations
- CAMA
- FEMA
- Helpful Links



Staff Update: Please join us in welcoming Brian Frey to the Town of Ocean Isle Beach Planning and Inspections Department as a Code Enforcement Officer. Brian comes to the Town after graduating from East Stroudsburg University with a B.A. in Political Science. Brian also served the Town as an intern with the Recreation Department last summer and has been a great addition to our Team.



Building Regulations

SWIMMING POOLS & BARRIER CODE REQUIREMENTS

Installing a swimming pool has become a popular choice for many Island residents. The Office of the State Fire Marshall requires that a swimming pool meet barrier code requirements to provide protection against potential drownings and near drownings by restricting access to the swimming pool.

Barrier requirements for swimming pools may be found in Appendix V of the 2018 Residential Code. One of these barrier requirements states: doors with direct access to the pool through a wall that serves as a part of the barrier, shall be equipped with an alarm that produces an audible warning when the door and/or its screen are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch for the alarm shall be located at least 54 inches above the threshold of the door.

CAMA Regulations

DIVISION OF COASTAL MANAGEMENT

Many residents and contractors have been following updates regarding the proposed Inlet Hazard Area (IHA). During the Coastal Resources Commission (CRC) hearing held on April 26th, the Commission voted to accept Division of Coastal Management (DCM) staff recommendation that the CRC temporarily postpone adoption of the 2019 update IHA boundaries. DCM staff will work with the Science Panel to complete the charge and provide the Commission updated IHA maps, rules, and erosion rates, along with DCM's recommendation for corresponding IHA use standards in Summer 2024.

QUESTIONS REGARDING
POOL BARRIER CODE OR
INLET HAZARD AREA INFO



Call 910-579-3469
OIB Planning & Inspections

CONSTRUCTION SITES

The Town of Ocean Isle Beach has seen a significant increase in construction on the Island, and requests that properties under development be well managed in order to create a pleasing environment for guests and residents.

Silt fence is required as a temporary erosion control device during construction until permanent ground cover can be established.



The Town also asks that contractors **keep a clean worksite.**

It shall be the responsibility of all contractors, subcontractors or property owners who are performing contract work to contain all trash, scrap building materials and other types of litter in a suitable container on the construction site.

FENCING REGULATIONS

The Town has also received several inquiries regarding fencing regulations. Please remember fencing installed within the zoning jurisdiction of the Town of Ocean Isle Beach requires Zoning Permit approval prior to the installation.

The zoning permit application shall be accompanied by a site plan showing the location of the fencing, and a description or illustration showing the type of fencing. Town fencing regulations may be found on the Town's Website under Town Zoning Ordinances: Section 10-125 - Fencing.

https://library.municode.com/nc/ocean_isle_beach/codes/code_of_ordinances





FEMA Flood Regulations

The Town has received several inquiries regarding uses below the **Base Flood Elevation (BFE) in Special Flood Hazard Areas** located in the Town's jurisdiction. Flood requirements state that elevated structures with areas below the Base Flood Elevation shall not be designed or used for human habitation, but shall only be used for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises.

Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator). The interior portion of such enclosed area shall not be finished or partitioned into separate rooms, except to enclosed storage areas, and the area shall not be temperature-controlled or conditioned.

The Town of Ocean Isle Beach looks forward to serving the community and striving to safeguard the public safety, health, and general welfare through the enforcement of development regulations. Please contact the Town of Ocean Isle Beach Planning & Inspections Department with any questions or concerns: **910-579-3469** or **keith@oibgov.com**.



Helpful Links

Town of Ocean Isle Planning & Inspections

<https://www.oibgov.com/pview.aspx?id=20736&catid=563>

Town Zoning Regulations

https://library.municode.com/nc/ocean_isle_beach/codes/code_of_ordinances

OSFM NC State Building Codes

<https://www.ncosfm.gov/codes>

NC Flood Risk Information System

<https://fris.nc.gov/fris/Home.aspx?ST=NC>

NC Flood Maps

<https://flood.nc.gov/ncflood/>

NC Division of Coastal Management

<https://deq.nc.gov/about/divisions/division-coastal-management>

STAFF

Jennifer Reddick:

Permits Specialist

Brian Frey:

Code Enforcement Officer

Larry Cook:

Code Enforcement Officer

Kyle Baccarny:

Code Enforcement Officer

Keith Dycus:

Development Services Director

Justin Whiteside:

Assistant Town Administrator

Questions or Concerns? keith@oibgov.com or 910-579-3469