

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: December 2, 2024

Agenda Item: 7C	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM	
Agenda Section: New Business: Ordinance. First Reading	Date: November 27, 2024	
Subject: Amendments to Chapter 6, Buildings; Construction; Related Activities, of the Code of Ordinances of North Myrtle Beach, South Carolina, addressing reinspection fees [B-24-1]	Division: Planning and Development	
<p><u>Background:</u> The City is experiencing significant construction activity, in some cases driven by tract builders who may prioritize speed and volume over precision. A recurring issue is that many of these builders request inspections without first ensuring that their work is ready, sometimes scheduling up to 70 inspections per day. As a result, City inspectors frequently conduct repeated site visits for projects that are not inspection-ready, leading to inefficient use of staff resources. The current reinspection fee of \$20, which has remained unchanged for many years, is insufficient to deter these practices, and has become a negligible expense for builders using city resources for quality control.</p> <p><u>Proposal:</u> City staff proposes an amendment to increase the reinspection fee from \$20 to \$100. This adjustment is intended to encourage contractors to ensure that work is inspection-ready before scheduling, thereby reducing the number of unnecessary site visits. The proposed \$100 fee aligns with rates in neighboring jurisdictions, including the City of Myrtle Beach and Horry County, supporting consistency across the region.</p> <p><u>Planning Commission Action:</u> The Planning Commission conducted a public hearing on November 12, 2024, and voted unanimously to recommend approval of the building amendment. There was no public comment.</p> <p><u>Recommended Action:</u> Approve or deny the proposed ordinance on first reading</p>		
Reviewed by Department Head	Reviewed by Acting City Manager	Reviewed by City Attorney
<p>Council Action: Motion By _____ 2nd By _____ To _____</p>		

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH
PROVIDING THAT THE CODE OF ORDINANCES, CITY OF NORTH
MYRTLE BEACH, SOUTH CAROLINA, BE AMENDED BY REVISING
CHAPTER 6, BUILDINGS; CONSTRUCTION; RELATED ACTIVITIES,
ARTICLE I, IN GENERAL, § 6-3(E) OF SAID CODE.**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF
NORTH MYRTLE BEACH, SOUTH CAROLINA, IN COUNCIL DULY
ASSEMBLED, THAT:**

Section 1. That *Section 6-3(E) Reinspection fees*, be revised to read as follows (*new matter underlined, deleted matter struck-through*).

Sec. 6-3(E) Reinspection fees. If the building official or his/her duly authorized representative shall, upon his/her inspection after the completion of the work or apparatus, find the same does not conform to or comply with the provisions of the applicable Standard Codes or ordinances of the city, he shall notify the contractor, indicating the corrections to be made; and then he shall again inspect the work or apparatus without further charge; but when extra inspections are due to the following reasons, a charge of ~~twenty one~~ one hundred dollars (~~\$20.00~~) (\$100.00) shall be made for each reinspection:

- (1) Wrong address.
- (2) Condemned work, resulting from faulty work.
- (3) Repairs or corrections not made when inspections are called.
- (4) Work not ready for inspection when called.
- ~~(5) Approved plans not on job site for inspections.~~

Note: All reinspection fees shall be paid before any further inspections are made.

Section 2. That the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held the necessary public hearings in accordance with applicable State Statutes and City Ordinances.

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2024.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

FIRST READING: 12.2.2024

SECOND READING: _____

REVIEWED:

Acting City Manager

ORDINANCE: _____

6D. BUILDING ORDINANCE TEXT AMENDMENT B-24-1: City staff has initiated an amendment to Chapter 6, Article I of the City code, to revise reinspection fees.

Background:

The City is experiencing significant construction activity, in some cases driven by tract builders who may prioritize speed and volume over precision. A recurring issue is that many of these builders request inspections without first ensuring that their work is ready, sometimes scheduling up to 70 inspections per day. As a result, City inspectors frequently conduct repeated site visits for projects that are not inspection-ready, leading to inefficient use of staff resources. The current reinspection fee of \$20, which has remained unchanged for many years, is insufficient to deter these practices and has become a negligible expense for builders using city resources for quality control.

Proposed Changes

City staff proposes an amendment to increase the reinspection fee from \$20 to \$100. This adjustment is intended to encourage contractors to ensure that work is inspection-ready before scheduling, thereby reducing the number of unnecessary site visits. The proposed \$100 fee aligns with rates in neighboring jurisdictions, including the City of Myrtle Beach and Horry County, supporting consistency across the region.

The proposed amendment addresses **ARTICLE 1. – IN GENERAL, § 6-3. – Schedule of permit fees. (e) *Reinspection fees*** of Chapter 6, Buildings; Construction; Related Activities and would appear in the Ordinance as follows (new matter underlined; deleted matter struck-through):

(e) *Reinspection fees.* If the building official or his/her duly authorized representative shall, upon his/her inspection after the completion of the work or apparatus, find the same does not conform to or comply with the provisions of the applicable Standard Codes or ordinances of the city, he shall notify the contractor, indicating the corrections to be made; and then he shall again inspect the work or apparatus without further charge; but when extra inspections are due to the following reasons, a charge of ~~twenty~~ one-hundred dollars (~~\$20.00~~) (\$100.00) shall be made for each reinspection:

- (1) Wrong address.
- (2) Condemned work, resulting from faulty work.
- (3) Repairs or corrections not made when inspections are called.
- (4) Work not ready for inspection when called.
- (5) Approved plans not on job site for inspections.

Note: All reinspection fees shall be paid before any further inspections are made.

The amendment is presented to the Planning Commission for a recommendation that will be forwarded to the City Council at their next meeting anticipated to occur on December 2, 2024.

Planning Commission Action

The Planning Commission may recommend approval, recommend approval with modifications and/or conditions; or recommend denial of the proposal, as submitted.

Alternative Motions

1) I move that the Planning Commission recommend approval of the Building ordinance amendment [B-24-1] as submitted.

OR

2) I move that the Planning Commission recommend denial of the Building ordinance amendment [B-24-1] as submitted.

OR

3) I move (an alternate motion).