



## **Spartanburg Water Guidelines for Marine Structures**

### **Definitions**

#### **Marine Structure**

A structure protruding from the shoreline with a single tie-in whose purpose is for recreation. The maximum water surface area (the footprint) occupied by any structure shall not exceed 1000 square feet, this shall include boat slips, lifts, walkway and platform area whether floating or fixed. An automatic variance will be given to increase the allowable square footage for those adjoining landowners providing documentation demonstrating an ADA compliant structure is needed.

All structures shall be constructed in accordance with SWS Standards and Specifications for Dock/Structure construction as amended (see appendix B). Engineered drawings are not required unless the adjoining landowner is seeking a variance to the existing standards. Adjoining landowners seeking a variance, shall submit a written justification and supporting Engineered Drawings certified by a South Carolina Professional Engineer. SWS will make a determination as to the suitability of the request for variance, and the decision of SWS shall be final and binding.

SWS will not permit or allow more than (2) two boat lifts and/or (2) two personal watercraft (PWC) lifts per structure. This is regardless of whether the lifts are free standing or attached to the structure. The lifts will be considered part of the "footprint" or maximum allowable square footage for the structure.

Placement and location of the structure shall be at the sole discretion of SWS, and shall not extend farther from the shore than its original location (if it is a replacement) or beyond the distance from shore than the neighboring structures on either side.

#### **Non-Conforming Structure**

A non-conforming structure is defined as any structure located on SWS property which would not be permitted under the current SWS regulation (a "non-conforming structure"). Any license issued for a non-conforming structure will be so designated on the face of the license. Such licenses do not automatically transfer to subsequent property owners, but may be transferred to said property owners by SWS staff upon submission of a valid application. SWS may issue a license to a subsequent property owner on Lake Bowen or Lake Blalock as long as the applicant remains in compliance with the terms of the license and the non-conforming structure remains in good repair.

Licenses for structures on Municipal Reservoir # 1 and licenses for fences that block or prevent access to a portion of SWS property are non-transferrable, and these structures must be removed upon sale of the property to a new owner.

A non-conforming structure must remain and be maintained in substantially the same condition as it was on the license's date of issuance. Reasonable repair and maintenance of a non-conforming structure will not terminate this license. Extension, enlargement, rebuilding, changing the size of the structure, or the adding any boat lifts, PWC lifts, or additional components, structural members or features not allowed by SWS regulation is prohibited and may lead to license revocation. The Permittee should check with SWS staff before beginning any work on a licensed non-conforming structure.

A non-conforming that is deliberately removed by the property owner or destroyed in a storm or other catastrophic event cannot be rebuilt or replaced. The Permittee agrees to remove the debris from the destroyed structure promptly. If the Permittee fails to remove such debris, SWS reserves the right to remove the debris at the Permittee's expense.

### **Cove**

A small recessed inlet or bay from the main body of water whose length measures greater than its width

### **Qualifying Lot**

A qualifying lot must be considered a buildable lot by Spartanburg County, and be a recorded parcel with a minimum of two points abutting the Spartanburg Water-owned contour. Additionally, a qualifying lot must have a minimum of 40 feet of shoreline when projecting the parcel's sidelines to the water's edge.

### **Single Owner, Multi-Lot Rule**

When parcel data indicates that an individual owns two or more adjacent parcels, only those parcels with adequate shoreline (>40ft) and which are considered buildable by the county will qualify for a dock. A property owner may own multiple adjacent lots and have a dock at each, but each parcel is equally subject to all SWS standards for a qualifying lot. Multiple parcels may not be combined to yield more square footage unless re-surveyed and recorded as a single parcel with the county.

### **Dock Slip**

A dock slip is an area enclosed on three sides by a dock used to tie off or store watercraft. A slip may contain a boat or PWC lift following the submission and approval of the appropriate application provided that lift fits within the existing footprint of the marine structure. Regardless of square footage, no marine structure is to contain more than two dock slips. Any application for a qualifying structure with two slips (that falls within the maximum 1000 ft. marine structure requirement) will be considered on a case-by-case basis.

## **Questions & Answers**

### **Where can I apply for a permit?**

You may obtain a permit application by clicking the [Combined Land Permit Application](#) on either page <https://www.spartanburgwater.org/bowen-permits> or <https://www.spartanburgwater.org/blalockpermits>. Your application must be filled out completely and accompanied with pictures. Please call the Lake Bowen Warden's office at 864-592-2240 or the Lake Blalock Warden's Office at 864-578-5442 if you need assistance with the permitting process. Our staff is very knowledgeable and always willing to offer assistance.

### **When do I need to apply for a new permit?**

Anytime you plan to do any work on Spartanburg Water property, with the exception of general dock maintenance. Failure to get a new permit may result in unwanted delays, suspension or cancellation of approved applications, increase in fees, modification or removal of the non-complying structure, and/or withdrawal of permission to have a dock on the particular lot.

### **How much does a permit cost?**

There are different costs associated with each permit application. For a detailed list of prices, please go to <https://www.spartanburgwater.org/bowen-permits> or <https://www.spartanburgwater.org/blalockpermits>.

### **How long does it take to get my permit back once I submit all my information?**

Certain times of the year the dock permitting process may take longer than others because of demand. Spartanburg Water has a goal of trying to issue permits in about 14 days of receiving the permit application; however, some circumstances may increase the turnaround time.

### **I just received my new permit. How long do I have to put my dock in place?**

Permits are valid for one year from the date of issuance on the approval form and the dock must be installed within that time period. Failure to install will result in the need to reapply for a permit.

### **What things should I consider when determining the length of the walkway needed?**

Placement and location of the structure shall be at the sole discretion of SWS, and shall not extend farther from the shoreline beyond its original location (if it is a replacement) or beyond the distance from shore than the neighboring structures on either side.

**I have less than 40 feet of shoreline. What is the maximum size dock I can have installed?** The minimum amount of shoreline required to have a dock is 40 feet at the water's edge. One can determine their shoreline by extending their side lot lines beyond the Spartanburg Water contour to the water's edge. If you do not have 40 feet at the water's edge, you will not be permitted to have a dock.

**I would like to have a two story dock. Is this allowed?**

A two-story dock is not allowed on any of Spartanburg Water's reservoirs.

**I want to sell my dock to another lot owner on the lake. What do I need to do?**

Before finalizing the sale, be sure you and the buyer of the existing dock have applied for and received approval for a permit through Spartanburg Water. Spartanburg Water will need to be aware of where your existing dock will be going. You will need a permit to remove your dock, as well as the new owner will need a permit to place the dock in its new location.

**I want to install a new dock in place of my existing dock. What is the process for disposing of the old dock?** First, you will need to complete the application process and receive an approved permit from Spartanburg Water. Spartanburg Water needs to be notified of your intentions of disposing of the old dock and requires that the old dock be removed within 14 days of completing the installation of the new permitted dock.

**How far away does my dock need to be from my neighbors dock?**

All docks must be at least 14 feet from the neighboring projected property line.

**My dock was installed. Do I need to contact Spartanburg Water or does my dock manufacturer?**

As a courtesy, you should contact the Lake Office to inform them that the dock has been installed so that the final dock inspection can be performed.

**What is the maximum square footage for a marine structure on Spartanburg Water reservoirs?**

The maximum square footage for a marine structure is 1000 ft. The structure may consist of multiple devices, but may only occupy one uninterrupted footprint not exceeding 1000 ft. The structure may only have one tie in to the shore and may contain up to, but not exceed, one dock and walkway, two boat lifts, and two personal watercraft lifts. No marine structure may extend beyond one-third the width of a cove and at all times must be configured so that it is a minimum of 14 ft. from the adjacent parcels projected sidelines.

**Do I need to apply for a permit if I plan on installing a boat lift or PWC lift?**

Yes, a permit is required for all work done on Spartanburg Water reservoirs. When applying for any lift permit, you must remember that the lift is calculated into the maximum allowable square footage of 1000 ft.

**I have an existing dock and would like to add a cantilevered dock box frame on the side for my dock box. Will I need to get a permit?**

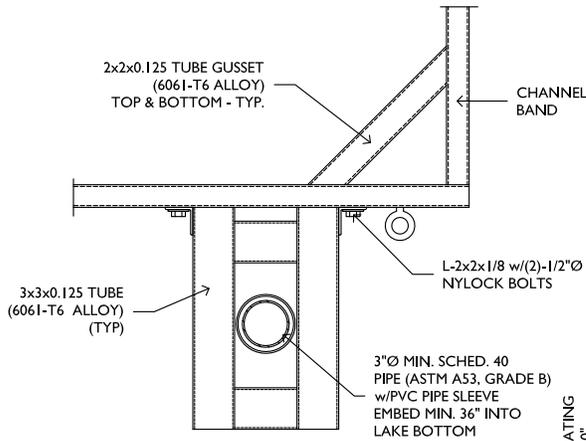
Yes, a permit is required for all work done on Spartanburg Water reservoirs. If the frame for the dock box changes the original footprint of the dock then it will be counted towards the maximum allowable square footage of 1000 ft.

**Do I need insurance on my dock?**

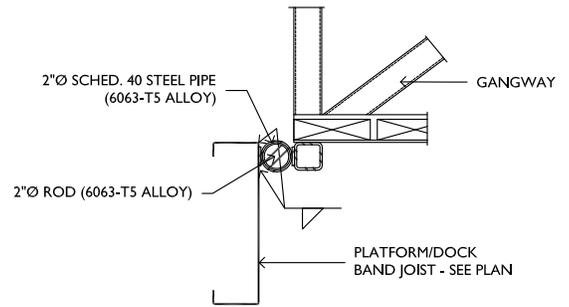
Yes, get it in writing, and continuously check for the presence of its coverage in renewal policies! We have seen circumstances where customers were told the dock was included in the policy, but to the surprise of the insurance agent and customer, the dock was excluded in a renewal policy and subsequently was not covered when significant storm damaged occurred.



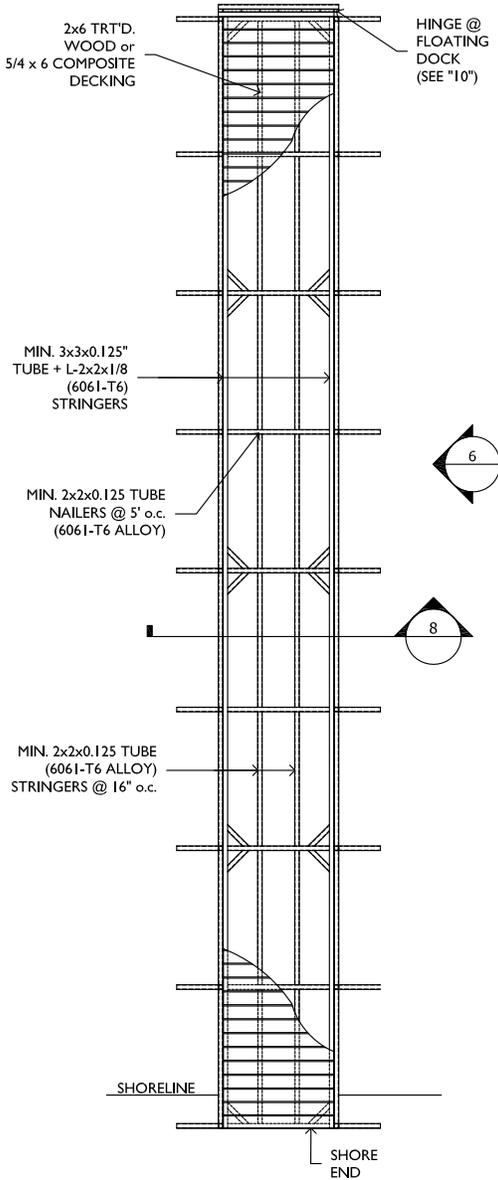




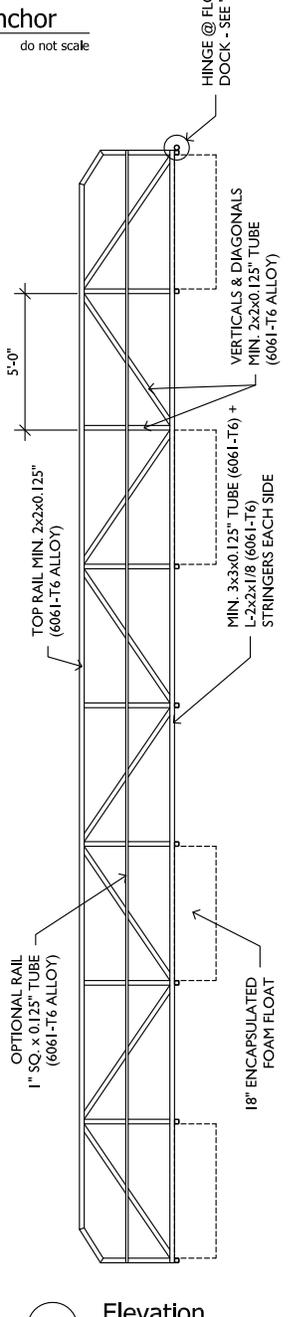
7 Detail - Storm Anchor  
do not scale



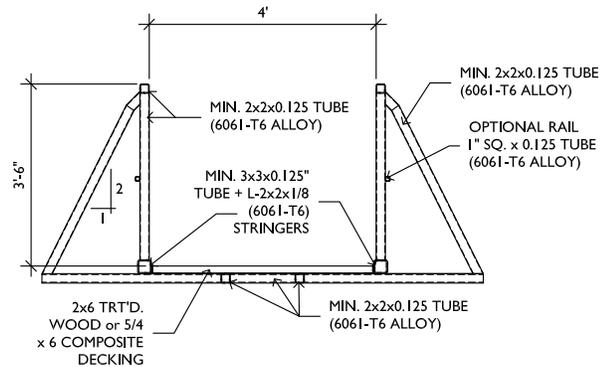
10 Detail - Hinge  
do not scale



5 Plan  
do not scale



6 Elevation  
do not scale



8 Section - Gangway  
do not scale

STRUCTURAL DESIGN CRITERIA	
<u>CODES</u>	
ANSI/ASCE 7-10	
<u>DESIGN LOADS:</u>	
<u>ROOF</u>	
LIVE LOAD = 20 PSF	
<u>GANGWAY</u>	
LIVE LOAD = 40 PSF	
<u>WIND: (PER ANSI/ASCE 7-10)</u>	
BASIC DESIGN WIND SPEED, Vult = 115 MPH	
EXPOSURE CATEGORY B	
RISK CATEGORY I	
OPEN BUILDING	

9 Structural Basis of Design

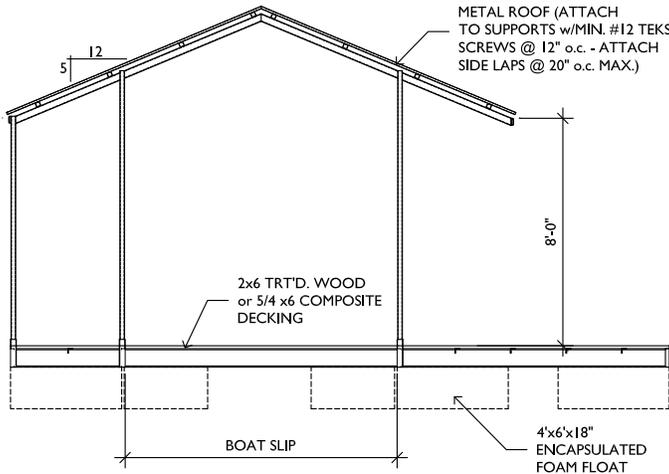


# Dock/Walkway Standards Aluminum Construction

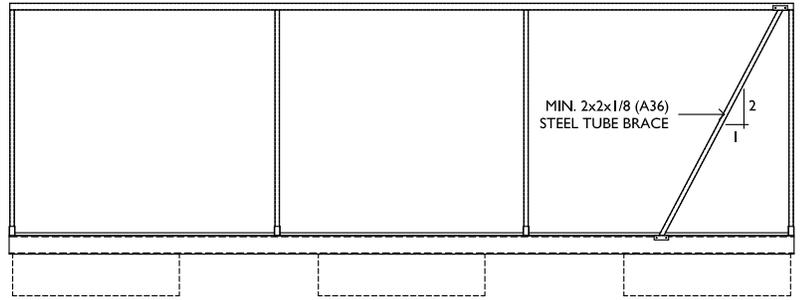
July 8, 2019

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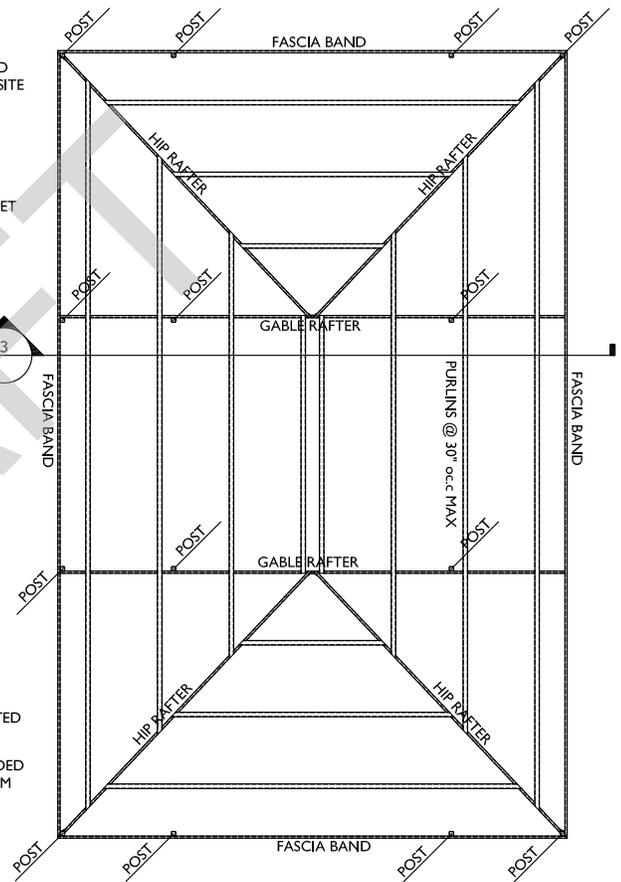
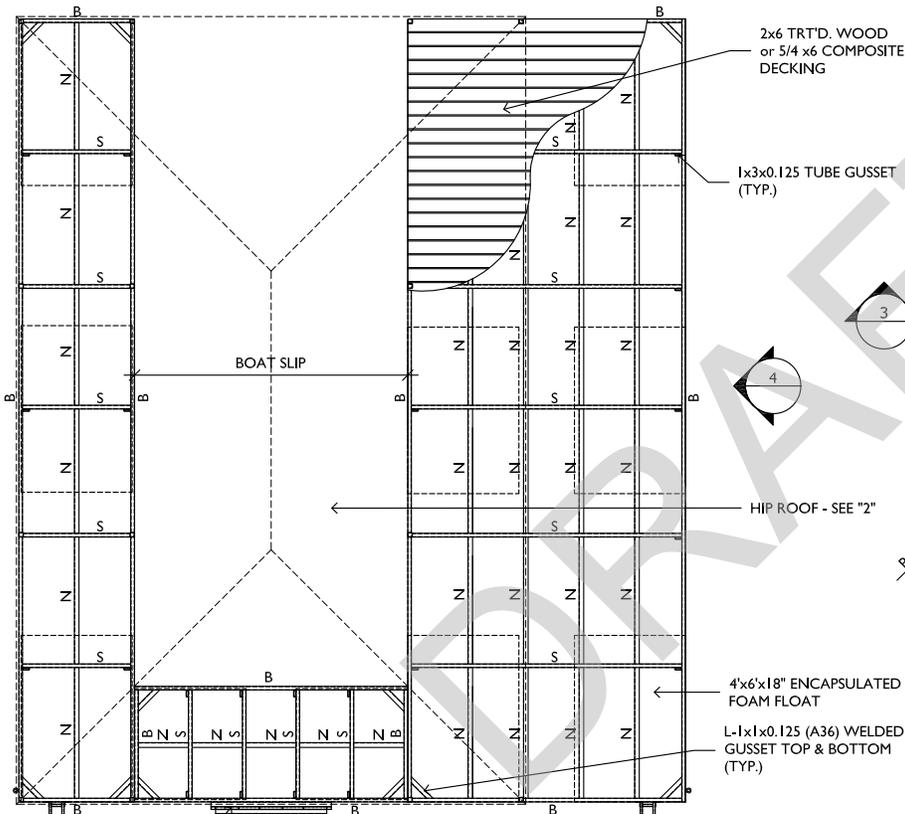
STANDING SEAM METAL ROOF (ATTACH TO SUPPORTS w/MIN. #12 TEK'S SCREWS @ 12" o.c. - ATTACH SIDE LAPS @ 20" o.c. MAX.)



**3** Section do not scale

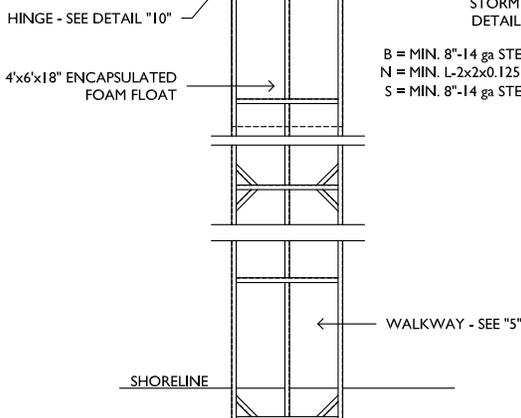


**4** Elevation do not scale



ALL POSTS TO BE MIN. 2x2x0.125 TUBE STEEL (ASTM A500, GRADE B)  
 ALL PURLINS TO BE MIN. 2x2x0.125 TUBE STEEL (ASTM A500, GRADE B)  
 ALL RAFTERS TO BE MIN. 1x3x0.125 TUBE STEEL (ASTM A500, GRADE B)  
 ALL FASCIA BANDS TO BE MIN. 1x3x0.125 TUBE STEEL (ASTM A500, GRADE B)

**2** Plan - Roof Framing - HIP ROOF do not scale



**1** Plan - Dock Platform do not scale

B = MIN. 8"-14 ga STEEL CHANNEL BAND (800S162-68) (ASTM A653, GRADE 50)  
 N = MIN. L-2x2x0.125 (A36) NAILER or 2" SQ. x 1/4 ga TUBE (ASTM A513)  
 S = MIN. 8"-14 ga STEEL CHANNEL STRINGER (800S162-68) (ASTM A653, GRADE 50)

do not scale

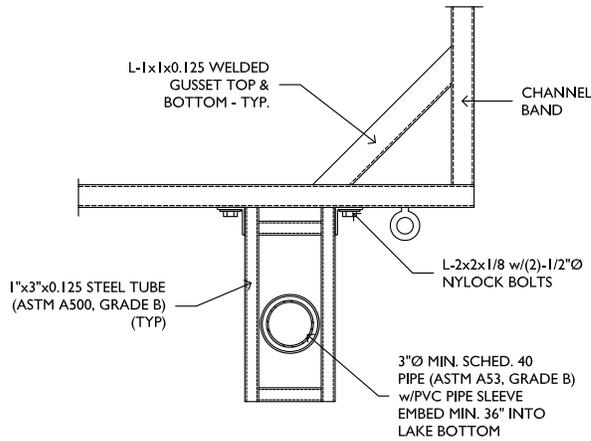


# Dock/Walkway Standards Steel Construction

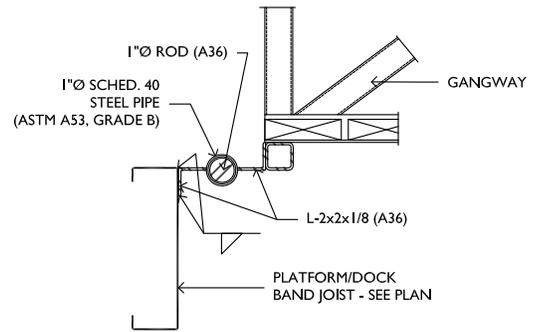
March 26, 2019

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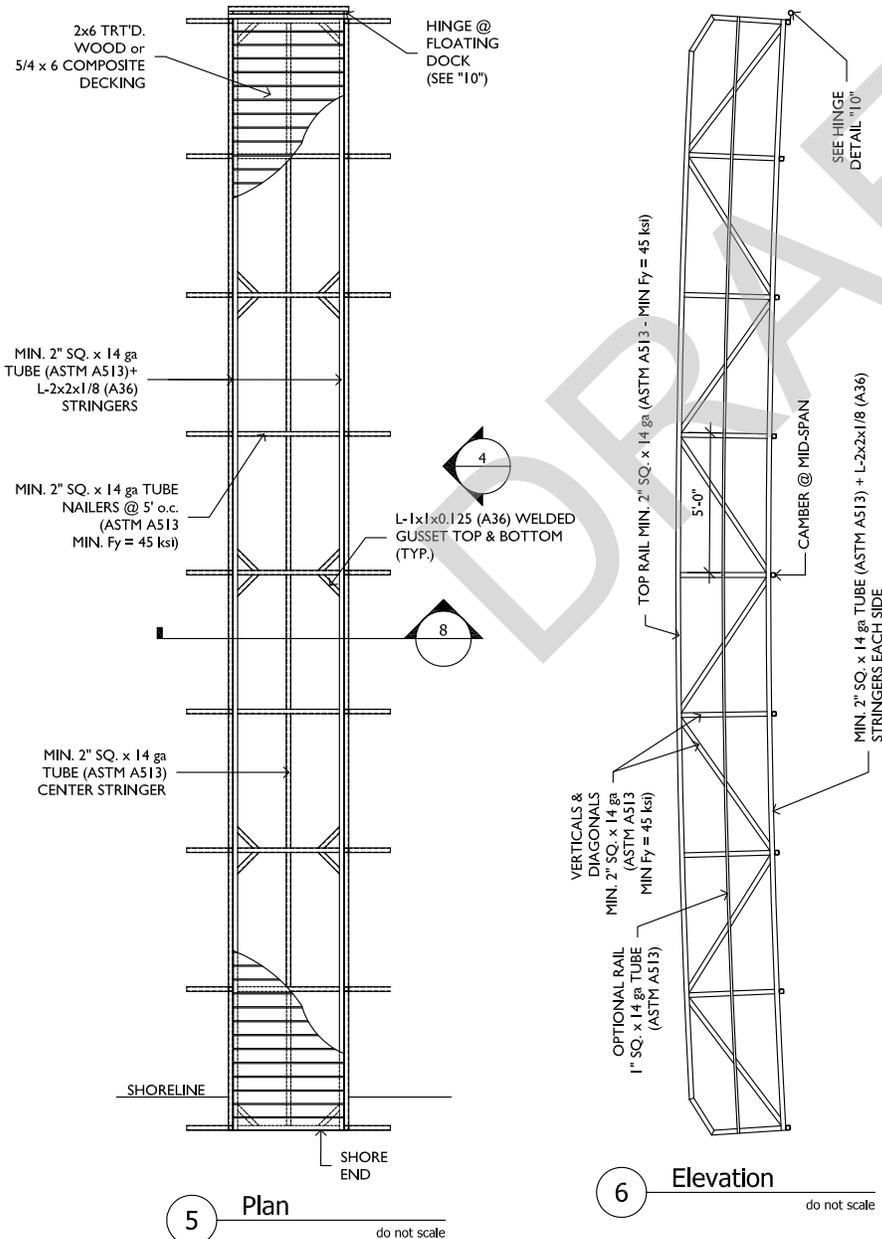




7 Detail - Storm Anchor  
do not scale

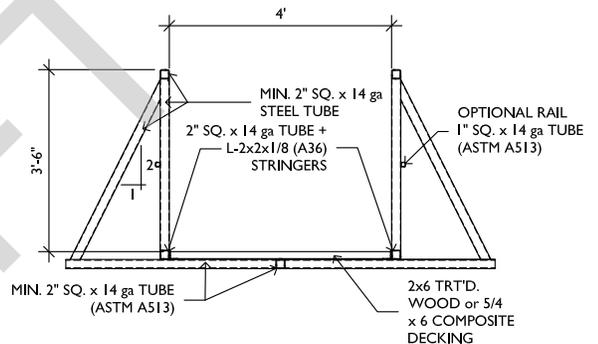


10 Detail - Hinge  
do not scale



5 Plan  
do not scale

6 Elevation  
do not scale



8 Section - Gangway  
do not scale

STRUCTURAL DESIGN CRITERIA	
<u>CODES</u>	
ANSI/ASCE 7-10	
<u>DESIGN LOADS:</u>	
<u>ROOF</u>	
LIVE LOAD = 20 PSF	
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LIVE LOAD = 40 PSF	
<u>WIND: (PER ANSI/ASCE 7-10)</u>	
BASIC DESIGN WIND SPEED, Vult = 115 MPH	
EXPOSURE CATEGORY B	
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OPEN BUILDING	

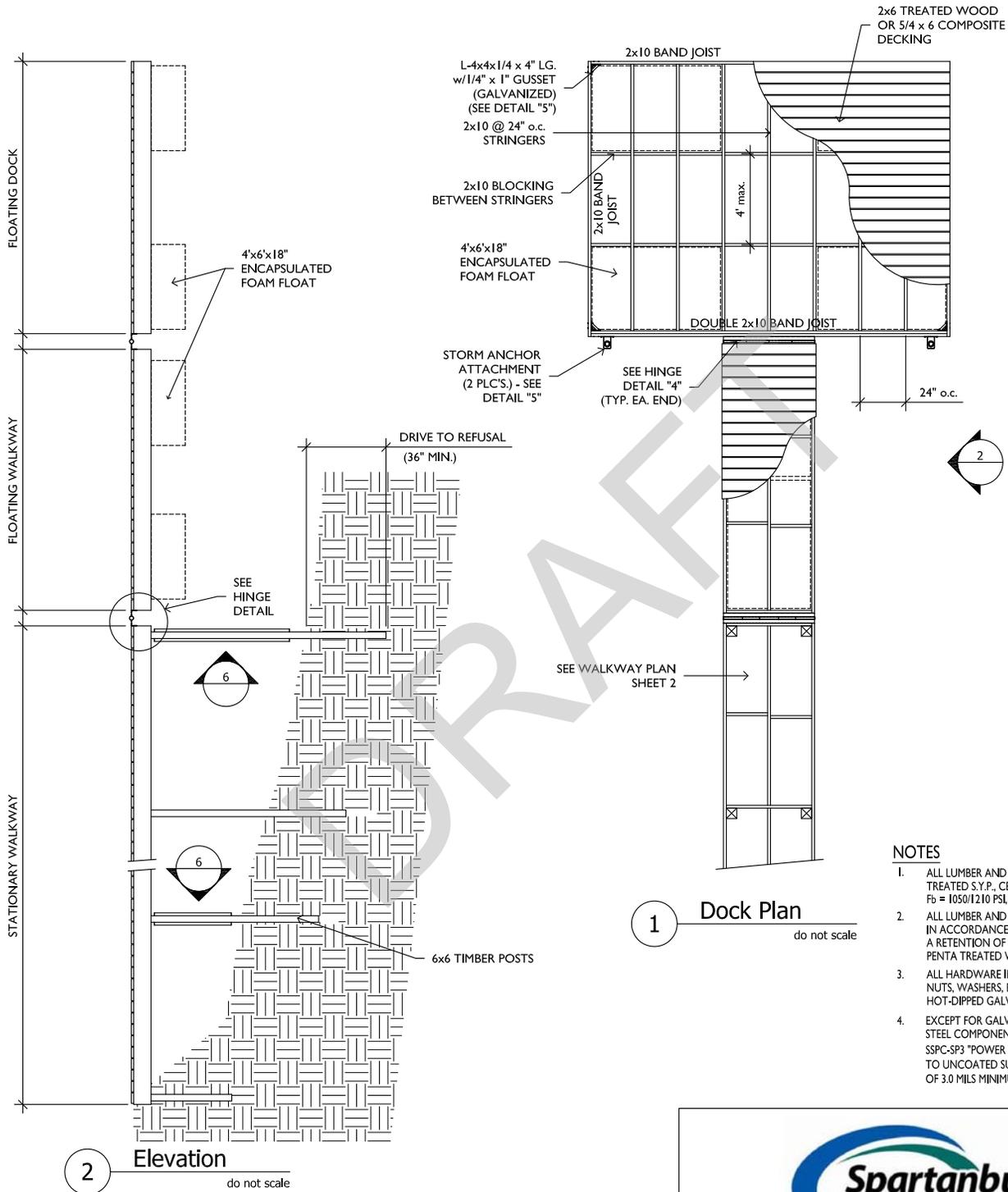
9 Structural Basis of Design



# Dock/Walkway Standards Steel Construction

March 26, 2019

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**NOTES**

1. ALL LUMBER AND POSTS TO BE MIN. NO. 1 PRESSURE TREATED S.Y.P., CEDAR, REDWOOD, OR BETTER. Fb = 1050/1210 PSI, E = 1,600,000 PSI, Fv = 90 PSI.
2. ALL LUMBER AND TIMBER TO BE PRESSURE TREATED IN ACCORDANCE WITH AWPA C2-81 WITH CCA TO A RETENTION OF 0.25 PCF. CREOSOTE, ARSENIC OR PENTA TREATED WOOD IS PROHIBITED.
3. ALL HARDWARE INCLUDING NAILS, SCREWS, BOLTS, NUTS, WASHERS, ETC. TO BE STAINLESS STEEL OR G-90 HOT-DIPPED GALVANIZED PER ASTM A 153.
4. EXCEPT FOR GALVANIZED FINISHED SURFACES OF ALL STEEL COMPONENTS TO BE PREPARED ACCORDING TO SSPC-SP3 "POWER TOOL CLEANING". APPLY SHOP PRIMER TO UNCOATED SURFACES TO A DRY FILM THICKNESS OF 3.0 MILS MINIMUM.

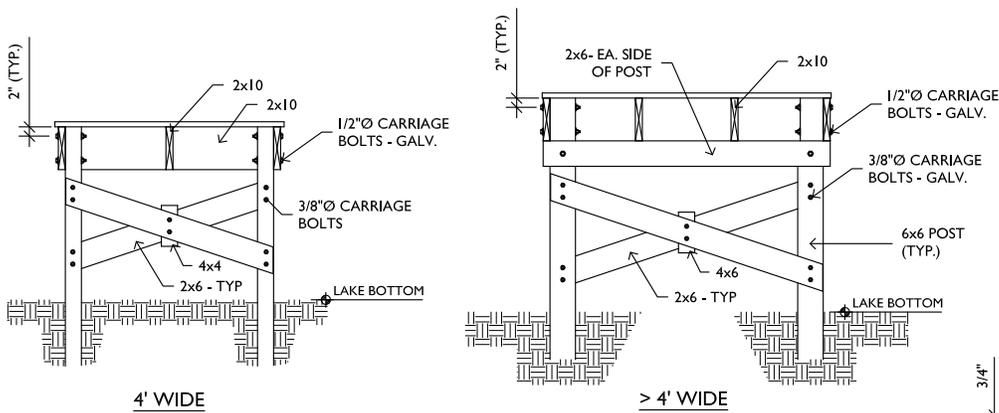


## Dock/Walkway Standards Wood Construction

March 26, 2019

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do not scale

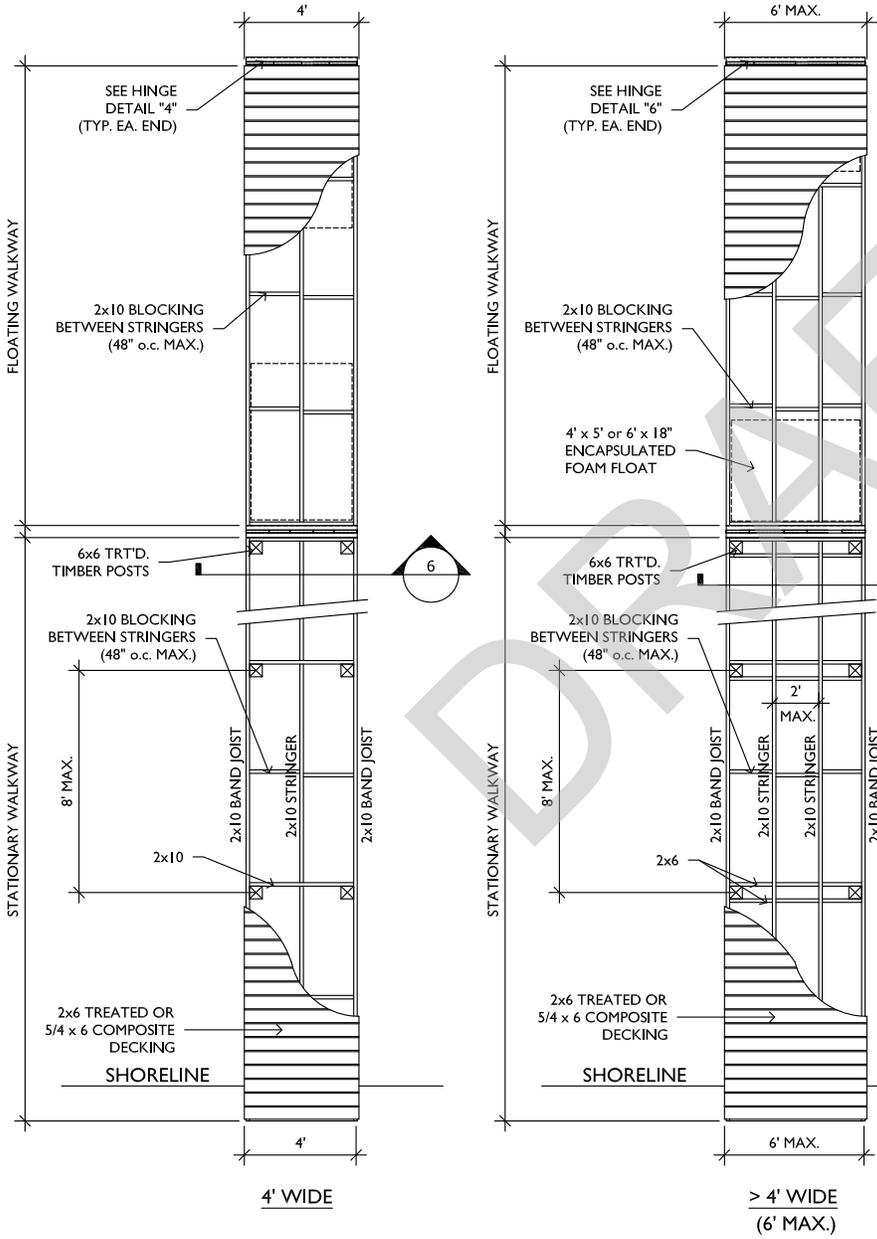


4' WIDE

> 4' WIDE

5 Detail - Walkway Bracing

do not scale

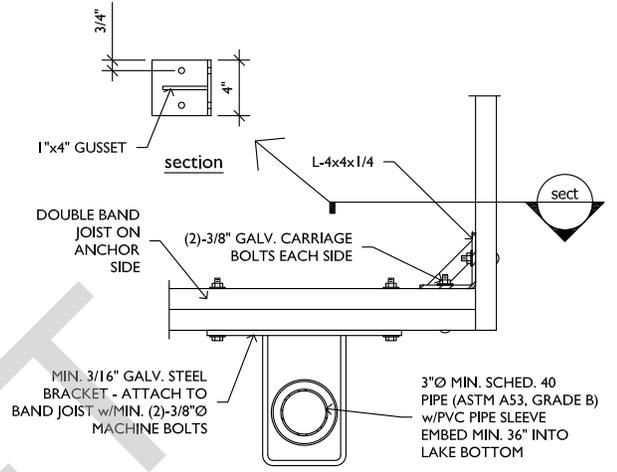


4' WIDE

> 4' WIDE  
(6' MAX.)

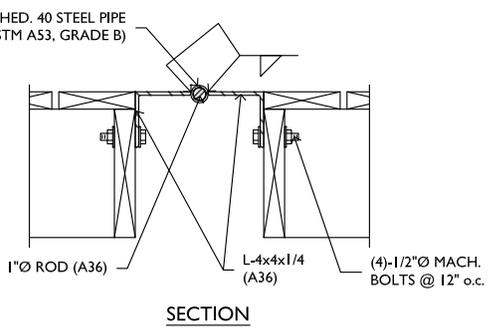
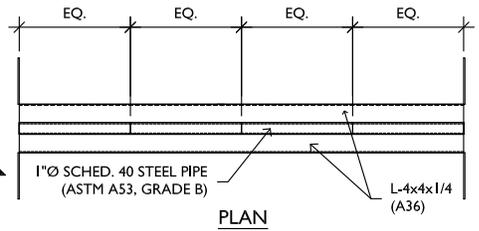
3 Walkway Plan

do not scale



4 Detail - Corner Stiffener & Storm Anchor

do not scale



6 Detail - Hinge

do not scale



# Dock/Walkway Standards Wood Construction

March 26, 2019

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