

D. Building Conditions

The private owners of residential buildings are responsible for the condition of their buildings. Most owners are performing routine maintenance and repairing or rehabilitating their buildings. Based on the high percentage of buildings that currently need repair work, much more attention to building maintenance is needed throughout the planning areas.

The City of Myrtle Beach has construction and housing codes that require buildings to be maintained to minimum code standards. Residential occupancy should be prohibited in those cases of building dilapidation where it is determined that the building is unfit for human habitation. The City's Construction Services Department is charged by City Council and the City Manager with the enforcement of building and housing codes. The enforcement program has been in existence for many years. However, until recently the enforcement method was based on a complaint system. In July 2005 a Property Maintenance Inspector position was established and funded. When a property maintenance code violation has been determined the Property Maintenance Inspector will then visit the property and perform an inspection. An inspection report is prepared and submitted to the Construction Services Director for review. After a review of the inspection report an implementation or code enforcement strategy will be developed depending upon the nature of the code problems. The building owner will be notified of code violations. A compliance period to correct the problems is usually established for the owner. The Property Maintenance Inspector will monitor each case over time to ensure the code compliance problems are corrected and the building is returned to standard condition.

In order to gauge the housing conditions of the selected planning areas, windshield surveys were performed during the summer of 2005 by the Property Maintenance Inspector and a Planning Department Intern. Through the process of these surveys it was noted if any building had damage to it, and how extensive the repairs would have to be in order to bring it back up to City Code. The houses were ranked on a scale of 1 through 5, with a 5 being the worst.

Housing and Commercial Building Condition Rating System Used:

1. Standard Condition – all external components are intact with no need for repairs to be undertaken.
2. Minor Repairs Needed – some damage to paint, shingles, or other small infractions are present.
3. Major Repairs Needed – One or more structural issues are present. Rotting trim, worn out shingles, deteriorating steps, damaged siding, or foundation damage.
4. Dilapidated Condition – older buildings with multiple major repair items that appear to cost more than fifty (50) percent of the value of the building.
5. (4) Condemned - City Building Code Officials have determined that the structure is dilapidated and unsuitable for human habitation.

Planning Area I contains a large amount of residential dwellings and remains in good condition. Of the 2,778 units surveyed, 2,747 were found to be in standard condition, 19 need minor repairs, 11 need major repairs, 1 was dilapidated, and none have been condemned.

There were also some nuisance issues found to be associated with Planning Area I. Twenty-seven (27) lots were covered with high grass and brush, one (1) had an abandoned vehicle on the property, five (5) had trash and junk on the lot, and four had multiple nuisance issues to be addressed by the City's Code Enforcement Division.

The commercial building survey in Planning Area I indicated that 258 buildings were in standard condition, 46 need minor repairs, 16 need major repairs, 3 are dilapidated, and 1 condemned.

Planning Area II contains a large number of residential dwellings and remains in good condition. Of the 1,230 units surveyed, 1,183 were found to be in standard condition, 35 were found to need minor repairs, 10 were found to need major repairs, 2 were dilapidated, and none have been condemned.

There were also some nuisance issues found to be associated with Planning Area II. Eight lots had high grass and brush, fourteen had abandoned vehicles, six had trash and junk, and 4 had multiple issues to be addressed by the City's Code Enforcement Division.

Of the 330 commercial buildings surveyed 6 were found to be partially vacant and 7 were vacant. When surveying the condition of the commercial buildings it was determined that 299 were in standard condition and 31 needed minor repairs.

Planning Area III contains 755 residential buildings (approximately 1,400 dwelling units) of which 462 (61%) appear to be in standard condition. Thirty-nine (39%) percent or 293 buildings require some level of repair. Of the 293 buildings needing repair 150 need only minor repairs, 81 need major repairs, 32 are dilapidated but are currently being lived in, and 30 are dilapidated, vacant, and condemned.

Planning Area IV contains 240 dwelling units, 142 were found to be in standard condition, 85 need minor repairs, 15 need major repairs, 1 was dilapidated, and none have been condemned. Three (3) of the housing units were vacant.

The commercial building survey indicated that 343 buildings were in standard condition, 102 need minor repairs, 19 need major repairs, 2 were dilapidated, and none have been condemned. Twenty-one (21) of the 433 buildings were partially vacant, and 12 were vacant.

Planning Area V contains a large amount of residential dwellings and remains in good condition. Of the 1,545 residential units surveyed, 1,253 were found to be in standard condition, 200 were found to need minor repairs, 62 were found to need major repairs, 30 were dilapidated, and none have been condemned.

There were also some nuisance issues found to be associated with Planning Area V. Fifty-seven (57) lots had an abandoned vehicle on the property, seventy-five (75) had high brush and grass, fifty (50) had trash and junk on the lot, and forty-three (43) had multiple nuisance issues to be addressed by the City's Code Enforcement Division.

In surveying the 544 commercial buildings it was determined that 13 were partially vacant and 16 were vacant. Of the 544 commercial buildings surveyed 381 were found to be in

standard condition, 151 need minor repairs, 11 need major repairs, and 1 should be condemned.

Planning Area VI contains 173 dwelling units and remains in excellent condition. Of the 173 housing units surveyed, 72 were found to be in standard condition, 61 were found to need minor repairs, 31 were found to need major repairs, 9 were dilapidated, and none have been condemned.

There were also some nuisance issues found to be associated with Planning Area VI. Nineteen (19) lots had an abandoned vehicle on the property, ten (10) had high brush and grass, eleven (11) had trash and junk on the lot, and six (6) had multiple nuisance issues to be addressed by the City's Code Enforcement Division.

Of the 197 commercial buildings surveyed 2 were found to be partially vacant and 11 were vacant. When the commercial buildings were surveyed it was determined that 150 were in standard condition, 50 need minor repairs, 9 need major repairs, and 1 was dilapidated.

The windshield survey did not include **Planning Area VII**. All residential units in this planning area are located outside the code enforcement jurisdiction of the City of Myrtle Beach. The same is true for the majority of the commercial establishments.

