

SFLECC POLICY FOR STRUCTURES PLACED ON TOP OF BOAT LIFTS

PURPOSE OF STRUCTURE:

These structures are for the purpose of providing a place to provide shelter from the elements during the course of the day while enjoying the lake. They are not to be used for permanent occupation or overnight accommodations. If this structure is approved by the SFLECC, it will not be eligible for a Consent to Encroach.

LOCATION:

- Must only be placed on frontages of 120 ft. or more (If frontage is later reduced below 120 ft. structure no longer conforms and must be removed).
- Must only be placed on frontages of high bank where crest of bank is a minimum of 35 ft. above the water and the crest is within 40 ft. of the shoreline.
- Only one structure will be allowed per frontage.
- Structures may not be placed closer than 35 ft. to each side of the license area. (If frontage is later reduced so that structure will be within a 35 ft. setback, the structure no longer conforms and must be removed).
- Structures may not be placed where they may be situated less than 250 feet from the nearest point of opposite bank.
- The above distances must be determined by a registered surveyor prior to the submission of this application.

STRUCTURE TO BE PLACED ON LIFT:

- Is not for permanent habitation or equipped for overnight lodging accommodations.
- Must be only one story with a maximum height of 25 ft. above the water's surface.
- Must be constructed of wood with shingles.
- Maximum of 300 square feet of structure.
- Walkways around structure must be a minimum of 3 ft.
- Structure and walkways may not be cantilevered beyond structural supports of boatlifts which may not be cantilevered or have cantilevered cross members.
- All electrical wiring must conform to minimum standards of Area, State and Federal codes.
- Main service must be equipped with a ground fault interruption device.
- Structure may not be equipped with plumbing.
- Permanent windows may not be placed in window openings, and may be screened. Window openings may be fitted with functional shutters or combination storm windows with tempered glass for protection from weather.
- Interior may be constructed with wood paneling, but not plasterboard, sheet rock, or plastering.
- Walls are not to be insulated.

BOAT LIFT (supporting structure)

Must meet minimum standard of structural requirements of standard permanent boat lifts with the requirement of additional structural bracing to ensure adequate support of requested structure and protect it from the adverse effects of wind, high water, and ice.

ACCESS STRUCTURES (stairs and walkways)

- Stairs and walkways to the requested structures must have primary support of steel, I-beams, steps, and decking must be of a minimum of 1 1/2 inch solid wood material.
- Stairs and walkways must have handrails and balusters which conform to current building codes.
- Walkways from bank may not begin at the bank at any point higher than height of top of the steel supporting structure.
- Stairs or chair lifts or any other cart and rail mechanism which is designed to transport occupants to and from the top of the bank to the structure or shoreline may not be attached to the structure or its supporting structure. These mechanisms must remain in close proximity to the bank.

TO OBTAIN AUTHORIZATION FOR CONSTRUCTION

- Applicant must submit a completed construction application.
- Applicant must have attached to the construction application complete architectural drawings of the structure requested.
- Applicant must attach registered surveyors drawing attesting to location and required distances stated in the "Location" section.
- Applicant must have attached to the construction application complete architectural drawings of supporting structure, and if requested structure is being placed on a previously existing steel structure, attach architectural drawings of existing supporting structure with modification to be added which are designed to increase support and protection of the structures.
- Applicant must have attached written approval of 5 consecutive property owners immediately upstream and 5 consecutive property owners immediately downstream, unless otherwise specified by the Shore Front Committee.