



Systems Evaluation: September 17,2021

Location: 441 Ocean Boulevard West, Pier Property

Holden Beach Inspections Department evaluated the following Items for current compliance, Safety and Usability.

1. Electrical
2. Mechanical
3. Plumbing
4. Egress
5. Fire Safety

Structure was initially built in the 1960 and has been modified on three different Occasions, there is no known documents other than the Average Year Built listed on the Counties Tax Documents, (currently available at town Hall).

Structure is Pre-Firm, allowing for 50 percent value of work or upgrades without requiring structure to comply with current NFIP ordinance.

Structure is open air with Non-Bearing Partition walls added on west side of structure, Middle section of Structure has been built to accommodate A2 Occupancy or Business occupancy, depending on seats allowed. East end of Structure is an Office.

Electrical

Electrical has been modified over the years with the addition of offices and partitions. The electrical appears to be aged and in some cases while having met the legal requirements at time of construction, have fallen in such disrepair that it compromises the safety of the structure. There are obvious code violations with the modified sections with Non-Metallic Cable exposed in both the office as well as the A2 sections of the Structure, Kitchen Equipment met code requirements and Pass Fire inspection for exhaust and cooking equipment, but kitchen lacks minimum separation as required for structural safety. The Structure has several un-maintained electrical junction boxes the fixtures are combination of Rusty, Rusted beyond Repair, or missing. Newly added partition wiring will need to be removed, No permits for work.

Plumbing

The Following Items Have Fallen Into disrepair

1. Plumbing vents located on the exterior of the structure are broken at ground level.
2. Outside wash basin in disrepair and non-functional.
3. Interior restroom does not meet minimum Handicap requirements.
4. Interior restroom is nonfunctional and appears to have a broken building drain.
5. Bathroom Door has unapproved locking device and opens directly into the seating area.
6. Open Floor Drains don't have minimum air gaps and are in disrepair.
7. No grease interceptor presents at location.
8. Employee sink appears to be aged and is loose on wall.
9. Electrical panel has aged and has illegal opening for wire access.
10. Non access to cleanouts or Building Drain under structure.
11. Staff could not find open ends of roof drains, but they are functional.

Mechanical

The mechanical systems within the structure have been replaced on several times due to Weathering the Unit that delivers air to those portions of the structure on the east was replaced 6 years ago and appears to have some degradation in the Outdoor unit. The outdoor section is currently in its pre firm position, below the DFE the exhaust fan for the Hod System in the Kitchen appears to be intact but has been out of service for two years, the ventilation fan between office and A2 Occupancy is missing,

1. Ducts are of Fiberglass design and are vented directly in the kitchen.
2. Aire handler hangs directly over patrons and Drain is by Mechanical Pump.
3. Outside Unit is at Pre -Firm Location.
4. HVAC is not installed though out structure.
5. No insulation in exterior walls at west end as presented.
6. Exterior window seal leaking and rotting east end of structure.

Egress

1. All exterior door will not meet current minimum egress requirements for Safety.
2. West end of structure travel distance is too far with no egress depending on use.
3. Kitchen does not maintain minimum 36 inches egress points for staff.
4. Illegal locking devices.
5. Hardware requires more force than allowed for Non handicapped Egress.
6. Doesn't meet any ADA requirements. Meets Pre-FIRM

Fire Safety:

1. Building Passed all Fire Inspections up to 2 years ago,
2. If west end of Structure is made open to the public then modifications will need to be made for the above mentioned defienbcies

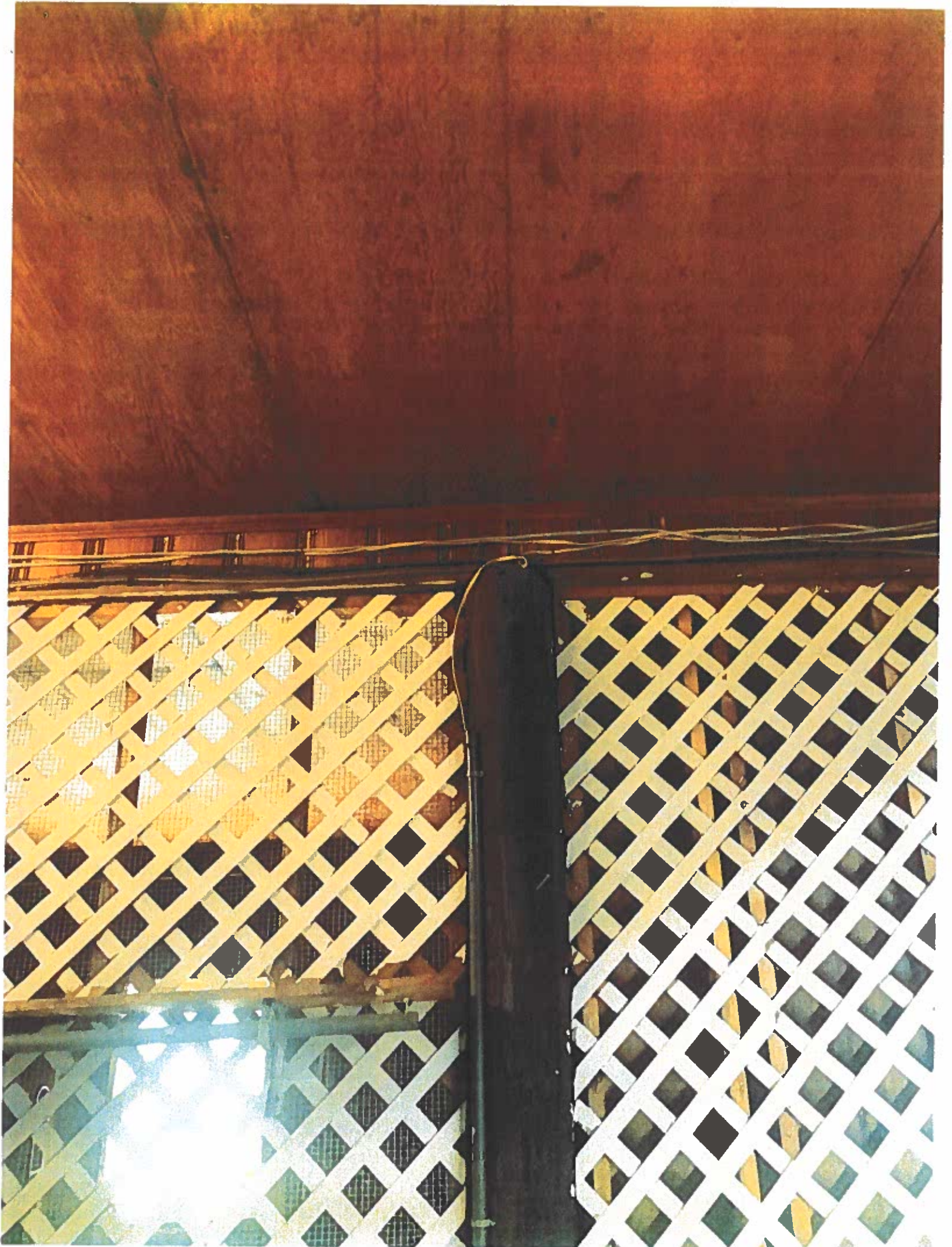
The Structure itself is in disrepair, but the west end of this structure may have some real potential and modifications, other portions are practically beyond Repair, But have monetary value for improvements.

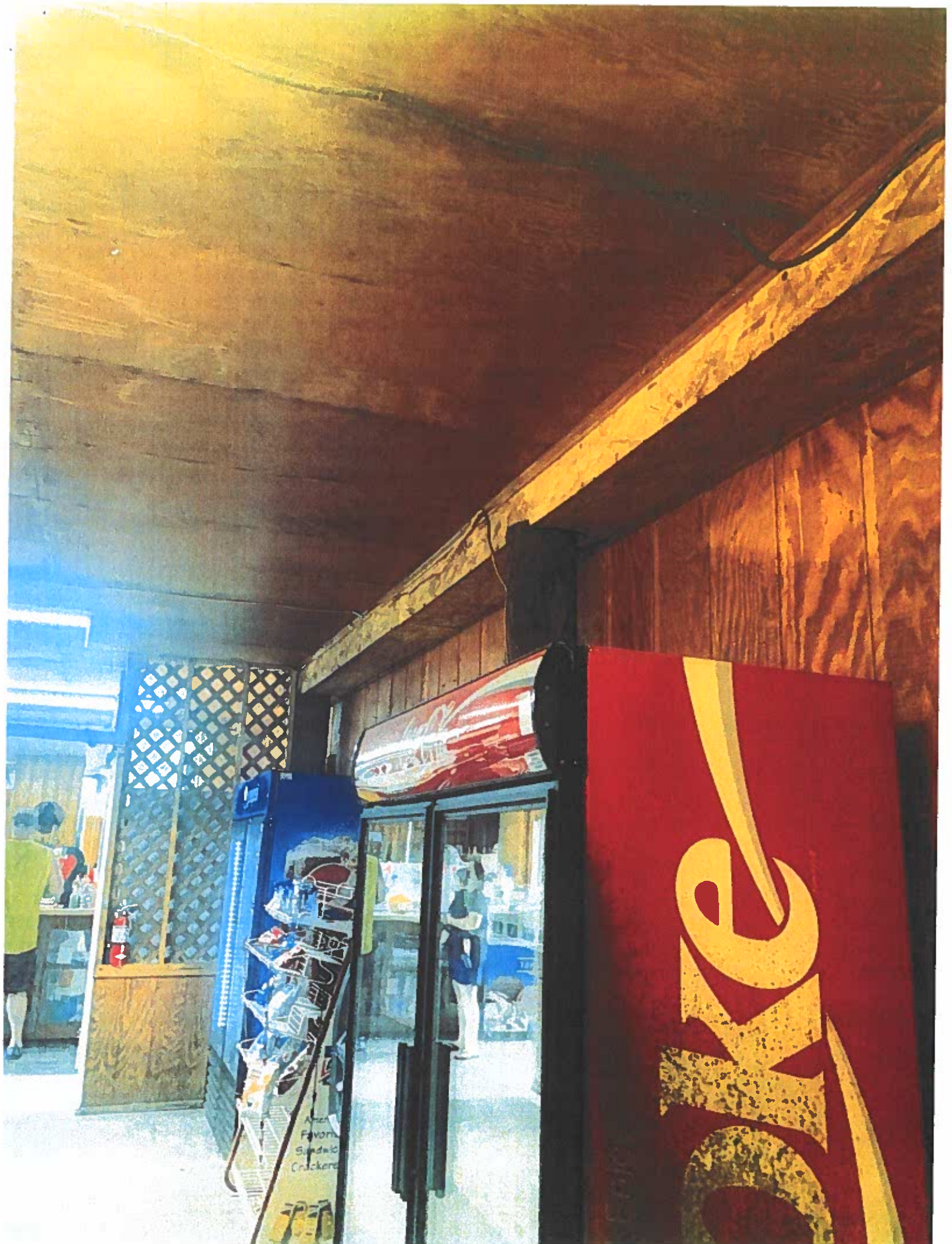
It's the recommendation of Staff that the Commissioners take into account monetary value of the structure for improvements instead of the Overall condition of the Existing Structure. Structure Value can be achieved three different ways under the NFIP and the ultimate value of the structure is decided on one or all of these criteria by the local Building Office/planning Director.

BAIT ROOM
EMPLOYEES
ONLY









WARNING

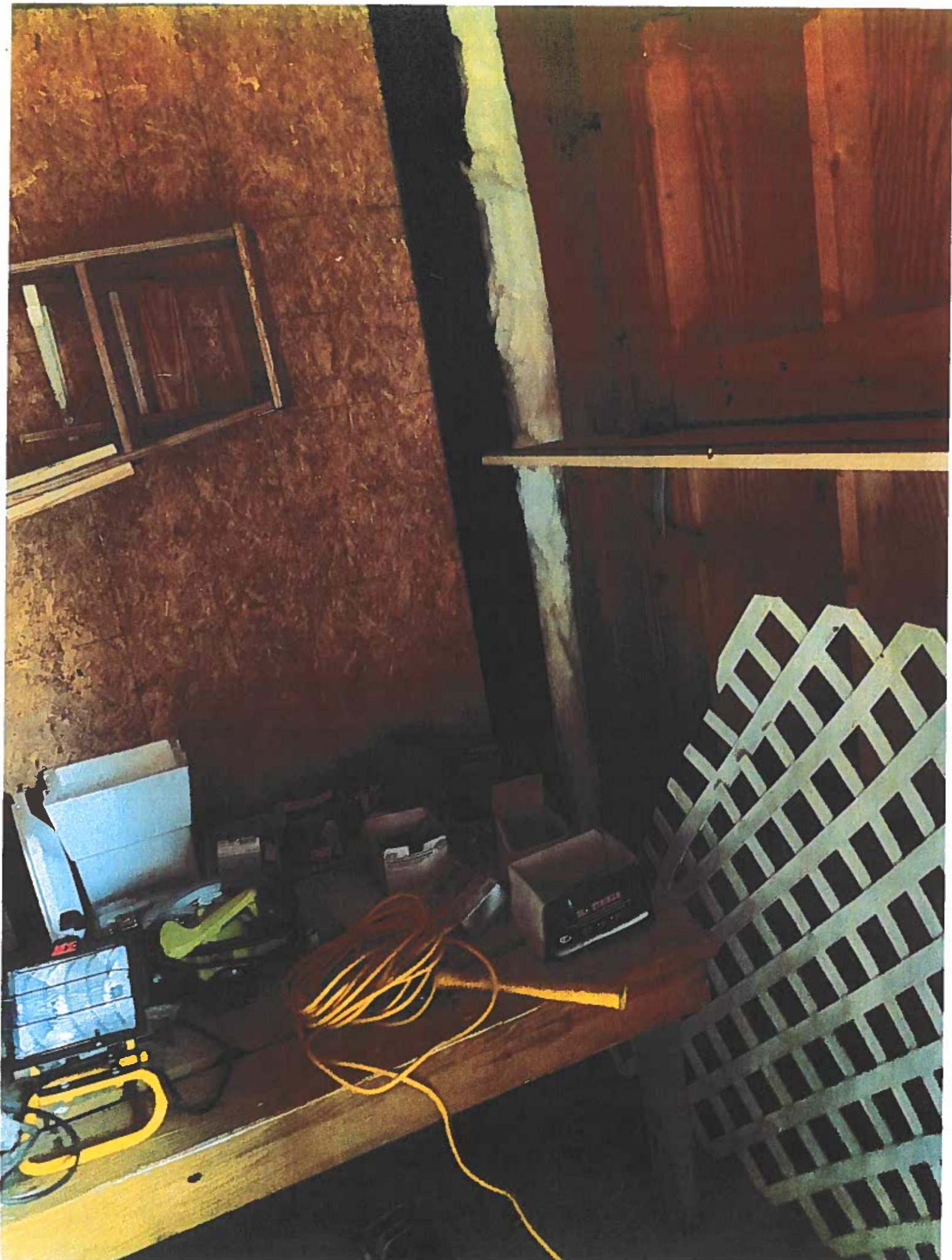
Security
Cameras in Use



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**NO
RESTROOM**

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