

July 2024 GLO Emergency Rules Summary

The emergency rules are effective until November 7, 2024 and only apply to certain activities. Written authorization from a local government is required for any emergency activities and is valid for 6 months. New construction and repairs outside of the emergency rules must follow the standard beachfront construction permitting process.

Emergency Stabilization and Repair of Damaged Homes

For a house to be eligible for repairs under the emergency rules, the house may not be located seaward of mean high tide, partially or fully; must not be damaged more than 50% or destroyed; must not be an imminent threat to public health and safety; and must not be subject to ongoing enforcement action.

Allowable	Prohibited
Repairing a house to make it livable, prevent further damage, or protect public health and safety	Repairs to a home partially or fully seaward of mean high tide
Placing beach quality sand or a sandy clay mixture beneath a house if it's needed to prevent undermining and if the sandy clay is covered with 12 inches of beach quality sand	Repairing or constructing a bulkhead, retaining wall, or other erosion response structure, or using sand bags
Repairing or constructing an enclosed space under a house with breakaway walls or louvers	Increasing the footprint or size of a house
Constructing wooden decking or stairs next to or under a house for access	Using impervious materials such as concrete or fibercrete
Installing new pilings or repairing existing pilings	Placing beach quality sand or sandy clay seaward of mean high tide
Placing beach quality sand up to 10 feet seaward of a house	Sand fencing, perimeter fencing or any fence-like structure, including post and rope

Emergency Dune Restoration

Allowable	Prohibited
Restoring dunes in their pre-storm location or up to 10 feet seaward of a house	Bulkheads, sandbags, riprap, concrete, asphalt rubble, building construction materials
Restoration must not restrict with public beach use or vehicular traffic	Sand fencing, perimeter fencing or any fence-like structure or assembly of materials, including but not limited to post and rope
Beach quality sand may be used	Sand may not be scraped from the dunes or an eroding beach
Organic brushy materials, such as seaweed, dune vegetation and hay bales may be used	Sand that is not beach quality may not be used
Sand may not be placed below mean high tide line	Sediment containing hazardous substances may not be used

Emergency Stabilization and Repair of Damaged Dune Walkovers

Allowable	Prohibited
Removing or shortening the length of a dune walkover	Repairs seaward of mean high tide
Removing, replacing and/or stabilizing exposed damaged pilings	Increasing the footprint of the walkover, including widening or altering its height
Removing and/or replacing the seaward ramp or stairs	Using concrete or impervious materials
Removing and/or replacing damaged handrails or deck boards	Adverse impacts to dunes or dune vegetation
	Extending the dune walkover further seaward

For additional information and requirements, please read the full emergency rule found in §15.18, concerning Emergency Provisions for Dune Restoration, Stabilization and Repair of Damaged Habitable Structures, and Repair and Shortening of Dune Walkovers.