



# *City of Charleston*

*South Carolina*

*Department of Public Service*

JOHN J. TECKLENBURG  
Mayor

LAURA S. CABINESS, PE  
Director

## **EMERGENCY ORDER TO VACATE**

August 1, 2018

Pelican Pointe HOA  
Mr. Michael Sgobbo, HOA Board President  
1984 Folly Road  
Charleston, SC

Dear Sir:

Please be advised that the building stairways located 1984 Folly Road, Charleston, South Carolina, has been determined to be an immediate threat to public safety and therefore rendering occupancy of any part of these buildings a danger to life and limb and unsafe for habitation. The City has been made aware of the "near-collapse failure" of the building means of egress stairways by way of Spartan Engineering Services, LLC Site Visit Follow-up Report dated July 31<sup>st</sup>, 2018. As Chief Building Official of the City of Charleston, and in accordance with Section 116 of the International Building Code, you are hereby ORDERED to immediately vacate the buildings located at 1984 Folly Road, and to cause all occupants at such property to similarly vacate until this Emergency Order is lifted.

If you have any questions concerning this order, please contact me at 843-724-7438 or [gravese@charleston-sc.gov](mailto:gravese@charleston-sc.gov).

Sincerely,

Edye R. Graves, CBO  
Building Inspections Division



Site Visit Follow-Up Report  
for  
Pelican Pointe Condominiums, Folly Beach, SC

Date: July 31, 2018

Pelican Pointe HOA

Attn: Mr. Michael Sgobbo, HOA Board President

1984 Folly Road

Folly Beach, South Carolina

Re: Immediate halt of use for all stairs....

Mr. Sgobbo,

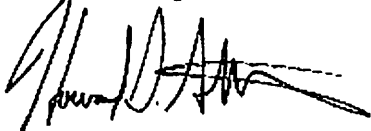
Per the request of Mellen Moore with GBA, Inc, we visited the above site to briefly assess the structural condition of (4) four exterior stairs that have suffered rot and active termite damage. Based on our observations, it is our opinion that all four stairs are in NEAR-COLLAPSE FAILURE due to the presence of heavy structural damage from moisture penetration and active termites. Further, it is our opinion that, should these stairs be utilized / accessed for emergency purposes such as during a fire, collapse WILL occur, either partial or complete of some or all of the stairs.

Therefore, we recommend immediate stop-use of ALL stairs by anyone and the area beneath and around the stairs be blocked off to avoid injury in case of collapse. This stop-use recommendation shall remain in effect until further evaluation via intrusive methods of the surrounding structure can be performed and the magnitude of the damage due to moisture and termites can be fully determined. Due to the unknown extent of the damage and the overall height of the stair tower (four stories including ground floor), it is impossible to provide a temporary repair of any sort as there may be little to no undamaged structure available to attach temporary shoring, stairs or landings. As for continued emergency egress capability, it is my understanding that Ms. Moore with GBA will be working with the Building Code Official to determine the best course of action as this is not within our scope of work. However, it is imperative that no further access or egress be allowed for any of these stairs for any reason and the other recommendations outlined earlier be followed in order to ensure that the safety, health and welfare of the public is held paramount.

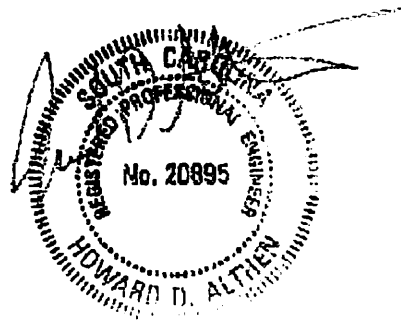
We have provided photos of some of the areas affected that were exposed at the time of our site visit. It is our understanding that additional areas will be exposed in the near future in order to determine the extent of damage. It shall be noted and *fully understood* that the pictures provided are of limited areas general information only and are NOT a full catalog of the existing conditions. Several other areas of damage exist but were not photographed.

We appreciate the opportunity to provide you with this limited structural assessment. Should you have any questions, please do not hesitate to contact us.

With kindest regards, I am



Howard D. Althen  
President, Spartan Engineering Services  
2424 Cotton Creek Drive  
Mount Pleasant, SC 29466



## Photo Documentary



Photo 1 – Extreme beam damage at the intermediate and second floor landing at Building B. Extreme damage to surrounding structure at Building B (orange arrow)



Photo 2 – Extreme beam damage at the second intermediate and second floor landing at Building B. Extreme damage to surrounding structure at Building B (orange arrow).

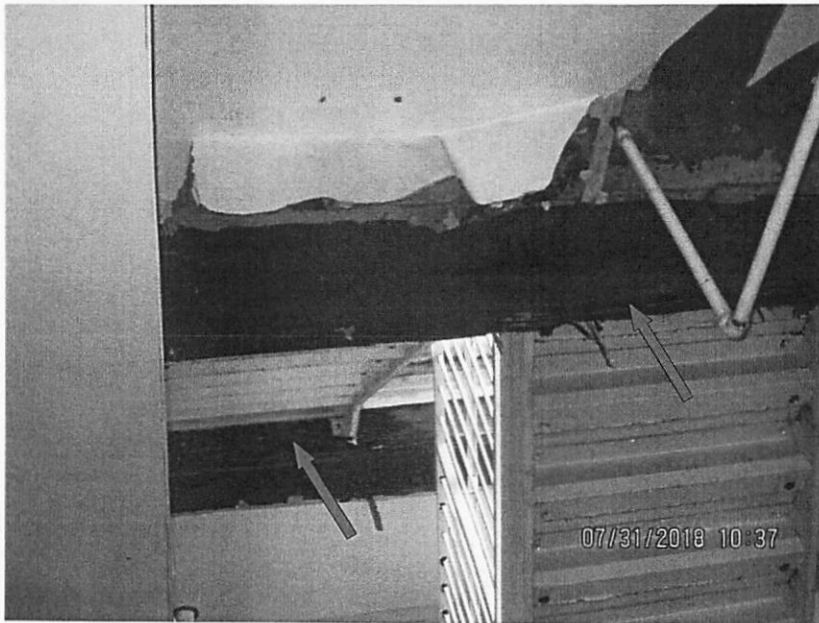


Photo 3 - Extreme beam damage at the second intermediate and second floor landing at Building B.



Photo 4 - Extreme beam termite and moisture damage at structure underneath heated space at Building B.



Photo 5 - Extreme beam damage at the second floor landing at Building A.



Photo 6 - Extreme beam damage at the second floor landing at Building A.



Photo 7 - Extreme beam damage at the second floor landing at Building A