

Alabama Power Company Shoreline Permit Guidelines

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To Apply for a Permit, Call
205-472-0481

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There has been confusion on what is required for work done in the easement and impoundment area of Logan Martin Lake. The following is more of a detailed description that should be followed when any kind of construction takes place. **If you have questions or you are requesting a permit for construction, please contact Alabama Power Shoreline Management at 205-472-0481.**

Residential Permit Program

New construction on a vacant shoreline will require a \$250.00 permit fee.

New construction along a shoreline, where previous construction has occurred, will require a \$250.00 permit fee. For example, a new boathouse being built at the front of a lot that has an existing pier and boat ramp will require a fee.

Maintenance to existing structures within current APCO Guidelines will require a permit but no fee will be charged.

If there is a change in the footprint or alteration of the design of existing structures (ex. Roof, adding square footage) there will be a \$250.00 permit fee.

If an existing structure is altered to be compliant with current APCO Guidelines a permit will be required but no fee will be charged.

The total rebuild of a permitted structure within current APCO Guidelines without changing the footprint will require a permit but no fee will be charged.

Any work on existing structures outside of current APCO Guidelines will be reviewed on case by case basis.

The placement of riprap for shoreline stabilization will require a permit but no fee will be charged.

General Guidelines for Residential Shoreline Permitting

All construction should comply with current General Guidelines for Shoreline Permitting. The current General Guidelines can be found at <http://www.alabamapower.com/lakes/shorelines.asp>.

General Rule of Permitting for Residential Shoreline Structures

In all situations requiring a permit, Alabama Power representatives will visit the site to make sure the work to be performed will not negatively impact the scenic, recreational or other environmental values of the project. Alabama Power Shoreline Management personnel will work with residents within the confines of Alabama Power's shoreline permitting guidelines and its license.

Residents with lots which have less than 100 linear feet of shoreline may be restricted or may not be eligible for structures within the power pool area of the reservoir. Any and all lakefront property construction (piers, ramps, boathouses, boat slips, etc.) should be set a minimum of 15 feet from the resident's property line. This separation should be maintained for a reasonable distance within the lake area.

This distance will be determined by Alabama Power Company on a case by case basis. Pavilions, gazebos or any other appurtenant structures cannot be enclosed or walled except that screening may be used for the exterior walls of these structures.

No garbage or foreign materials (remnants of building materials, old appliances, tires, etc.) should be placed below the high water level of any reservoir. In a narrow slough, no structure can extend over 1/4 way across the slough. No habitable structures may be constructed on ground lying within the pool and/or water storage (i.e. flowage or flood) easements of Alabama Power's reservoirs.

Piers: Shall not exceed 50 feet in length. The useable platform structure should not exceed 420 sq. feet. Piers 6 feet and less in width are considered walkways and will be included in length but not in the square footage calculations.

Boathouses, Wetslips and Boatlips: Should not exceed 800 sq. feet. They must be open and cannot be walled or enclosed, however a portion of one exterior side may be walled for the placement/construction of an approved storage area. The sketch of the proposed structure should show if it is covered (roofed), and include its dimensions. Non reflective construction materials must be used. No habitable fixtures are allowed in boathouses. Wet slips are uncovered boat mooring attached to a pier or a walkway. Boat slips are constructed by excavating into the shoreline and covering the excavated area with a boathouse structure. There are specific requirements you must discuss with the Alabama Power Company Shoreline Management concerning this type of construction prior to commencing any work. The boat mooring area (open water) cannot exceed 12 feet in width and 28 feet in length.

Note: Pier and boathouse square footage may be combined for a total square footage over the water of 1220 square feet.

Please Note: With regard to the construction of and remodeling of floating structures, flotation shall be encased of good quality and manufactured for marine use to ensure that it will not become water-logged or sink when punctured. All unencapsulated beaded foam material must be replaced and shall be removed from the reservoir and properly disposed of.

Boat Ramps: Boat ramps should not exceed twenty (20) feet in width and may only extend into the lake a reasonable distance from the shoreline. Length and width will be determined by Alabama Power Company depending on location.

Seawalls: Seawalls are to be constructed as close to the existing shoreline as possible. The source and kind of backfill must be approved by Alabama Power Company prior to beginning construction. Backfill must not exceed 1 cubic yard per running foot and backfill only to the contour of the natural slope of the property. No debris or foreign materials can be used as backfill. No new creosote products may be used. Rip Rap (4 to 8 inch diameter rocks) must be placed at the base of the seawall.

Dredging: Dredging material from the lakebed must be approved by Alabama Power Company prior to the removal of any material. Applications for this activity will be reviewed on a case by case basis.

Alabama Power Company cooperates with the developers on this reservoir and encourages compliance with covenants and/or other regulatory/design schemes put in place by developers in order to encourage best practices for shoreline

management within the developments. It is the resident's responsibility to obtain the necessary architectural board approvals, if such approval is a requirement prior to construction.

Multi-Family Permit Program

In a residential subdivision or other noncommercial area that has a common area owned by a Home Owners Association, a Multi-Family use permit is required. The fee for this permit is \$1500. This type application will be reviewed on a case by case basis to determine whether it can be approved locally by Alabama Power Shoreline Management personnel or by the Federal Energy Regulatory Commission (FERC) through Alabama Power's Commercial Permit Program.

Commercial Permit Program

As the owner and operator of a hydroelectric project licensed by the FERC, Alabama Power Company has certain interests in lands/waters in, on and adjacent to the Project reservoir. Though the Company possesses these property rights, the Company is prohibited by its FERC license from allowing certain types of construction on or uses of the Project without obtaining approval of the FERC prior to the commencement of such activity. Examples include, but aren't limited to, marinas, fee campgrounds, water intakes and condominium developments. However, the Company may from time to time seek such FERC approval if, in the discretion of the Company, it decides such proposed use of project lands or waters will enhance the project's environmental, aesthetic or recreational values. The Company makes this determination on a case by case basis based in large part on the information submitted with the proposed Commercial Permit Application. Uses or facilities other than those related to residential property owner access to a reservoir are generally considered commercial uses. Many, but not all, commercial uses are intended to bring in money for a developer or operator. The application fee for this type of permit is \$3,000.00.

General Rule of Permitting for Commercial Shoreline Structures

In all situations requiring a commercial permit, Alabama Power Shoreline Management representatives will meet with developers and visit the site to make sure the work to be performed will not negatively impact the scenic, recreational or other environmental values of the project. Alabama Power Shoreline Management personnel will also try to work with developers to compile the commercial permit request and required documentation in support thereof, within the confines of Alabama Power's shoreline permitting guidelines and its license.

Additional information can be found online at <http://www.alabamapower.com/lakes/shorelines.asp>



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