

**CITY OF JAMAICA BEACH**

5264 JAMAICA BEACH JAMAICA BEACH TX 77554

PH (409) 737-1142 FAX (409) 737-5211

PERMIT # _____

BEACHFRONT CONSTRUCTION PERMIT APPLICATION

LOT _____ BLOCK _____ SECTION _____

STREET ADDRESS _____

OWNER _____

PHONE _____

OWNER'S MAILING ADDRESS _____

CONTRACTOR _____

PHONE _____

CONTRACTOR'S MAILING ADDRESS _____

PLEASE FURNISH THE FOLLOWING AS REQUIRED BY ORDINANCE:

- 1) accurate map or plat of the site;
- 2) location of the property lines and a notation of the legal description of the adjoining tracts;
- 3) number of structures, location of structures, footprint or perimeter of construction on the tract;
[note structures as amenities or habitable]
- 4) grading and layout plan identifying all elevations, existing contours, and proposed contours of the final grade;
- 5) description and location of existing roadways, driveways, parking, dune walkovers, and landscaping;
- 6) proposed roadways and driveways and proposed landscaping activities on the tract;
- 7) location of any erosion response structures on the property and adjacent to the tract;
- 8) photographs of the site showing the current location of the vegetation line and existing dunes on the tract;
- 9) list the effects of the proposed activity on the dune system, including damage to vegetation, alteration of dune size and shape, and changes to dune hydrology;
- 10) comprehensive mitigation plan and proof of financial capability to mitigate or compensate for adverse effects on dunes;
- 11) complete information of human modifications on the tract;
- 12) approximate percentage of existing and finished open spaces totally free of structures;
- 13) floor plans and elevation view of the structure;
- 14) elevation certificate as required by FEMA;
- 15) additional information shall be required as stated in GLO rule 15.3(5)(4)(c).

PROPOSED CONSTRUCTION: _____*****VALIDATED PERMITS MUST BE POSTED AT THE JOB SITE*****

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. I AGREE TO ABIDE BY THE SPECIAL PERMIT REQUIREMENTS OF THE CITY OF JAMAICA BEACH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER LAWS REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. ALL CONTRACTORS AND/OR PROPERTY OWNERS ARE REQUIRED TO PROVIDE TRASH RECEPTACLES LARGE ENOUGH TO CONTAIN ALL TRASH ON JOB SITES. FAILURE TO KEEP A JOB SITE CLEAR OF TRASH AND DEBRIS IS A MISDEMEANOR AND IS SUBJECT TO A DAILY FINE OF UP TO \$2,000.

SIGNATURE OF OWNER/CONTRACTOR/AUTHORIZED AGENT _____

DATE _____

☐

DENIED The proposed construction is inconsistent with the City of Jamaica Beach's Dune Protection and Beach Access Plan because: _____

☐

APPROVED This certifies that the proposed construction will not prohibit beach access and will protect the dunes in accordance with City of Jamaica Beach Ordinance 93-5.

BUILDING OFFICIAL _____

DATE _____

APP FEE

\$ _____

PERMIT FEES

TOTAL FEES

\$ _____

REQUIREMENTS FOR PERMITS

1. Require 2 sets of plans, 2 sets of specifications and 2 copies of a survey giving ground elevation by a registered surveyor. **(FOR NEW CONSTRUCTION/ADDITION ONLY)**
2. **Carbon monoxide alarms must be installed for new construction and in existing dwellings that have attached garages or within which fuel-fire appliances exist.** Carbon monoxide alarms shall be provided in accordance with Section R315.
3. All buildings must be constructed in accordance with National Flood Insurance Program requirements.
4. All buildings to be built according to the 2018 International Residential Code, the 2018 International Building Code, the 2018 International Plumbing Code, the 2018 International Fuel Gas Code, the 2018 International Mechanical Code, the 2018 International Fire Code, 2018 International Energy Conservation Code, the 2020 National Electrical Code and the special Jamaica Beach requirements.
5. The building must be constructed in accordance with the Texas Department of Insurance guidelines for windstorm resistant construction. **(NOTE: Inspections for compliance can be conducted by the T.D.I. Windstorm Inspections Division or an engineer appointed by the Commissioner of Insurance. For more information, see www.tdi.state.tx.us/wind.)**

NOTE: UNDERGROUND UTILITY LINES SHOULD BE LOCATED PRIOR TO ANY WORK COMMENCING.

SPECIAL JAMAICA BEACH REQUIREMENTS

I. FOUNDATION

- A. In-water pilings are to be a minimum of 28'. The first rows of pilings behind the bulkhead are to be a minimum of 24'. The Building Official is to approve the length of pilings close to the water. All in-water pilings are to have marine treatment.
- B. Elevations of flood map must be met in both the V and A Zones.
- C. In the VE Zone, depth of piling into ground must be equal to or exceed height above ground.
- D. Land pilings are to be a minimum of 8x8x16. Pilings must be set minimum of 8' into ground.
- E. Land pilings must be drilled or driven with pile driver.
- F. All pilings must have concrete bells at base 3' in diameter, 18" depth with reinforcement to tie post to concrete. (up to an engineer)
- G. Piling spacing 8' on girder span 12' on other direction. Stringers shall be minimum 2x12 pressure treated. Piling notches for girders cannot exceed 50 percent. Stringer bolting shall be minimum 5/8" diameter with 2 bolts through each piling. Deviation from this must be engineered by a professional engineer registered in the state of Texas.
- H. Boat decks, boat lifts or pier structures shall project no more than 13'0" beyond the original property line as established by a survey. If the original bulkhead, as installed by the original developer, is beyond the property line, the allowed projection will be extended by an equal distance. If the property survey line includes a 10'0" water easement, then that distance must be included as part of the 13'0". If the original bulkhead location cannot be established, the survey must be used.

II. MATERIALS

- A. All stringers, pilings, outside stairways, porches and deck materials are to be treated.
- B. All lumber is to be #2 grade or better.
- C. All nails, screws and bolting shall be galvanized or stainless steel. (Nails must be hot-dipped galvanized.)

III. FRAMING

- A. Floor joists shall be minimum 2x8 except for porches, which shall be minimum 2x6. Ceiling joists and rafters shall be minimum 2x6.
- B. All floors shall have sub-flooring minimum 5/8" thick.
- C. Floor joists, ceiling joists and rafters shall be spaced on not more than 16" centers.
- D. All exposed lumber to be treated, including exposed joists.
- E. Wall studs shall be spaced on not more than 16" centers.
- F. Roof shall be seal tap composition minimum. Pitch and gravel or approved equal shall be used for flat areas. Roof decking shall be minimum 5/8".
- G. All siding shall be solid wood or plywood minimum 5/8". Other siding may be used subject to Building Official approval.
- H. Solid blocking or bridging required between all spans 8' or more.

IV. STRUCTURES MAY BE REQUIRED TO BE DESIGNED BY A STRUCTURAL PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF TEXAS.

- A. Grade level enclosures in VE Zones shall be of breakaway construction and shall not exceed 299 square feet in area.
- B. Grade level enclosures in AE Zones shall have louvers or vents that permit the free entry and exit of floodwaters.

C. THESE ENCLOSURES MAY BE USED FOR ENTRY, STORAGE, OR GARAGE SPACE ONLY.

V. ELECTRICAL, AIR CONDITIONING, PLUMBING

- A. **ALL WIRING IS TO BE COPPER.** This includes the lead line connecting with the power company feeder line.
- B. 12 gauge wire is the smallest size the city will allow in a residential structure.
- C. The main service disconnect is to be a minimum of 100 amp for 1000 sq. ft., 150 amp for 1500 sq. ft., 200 amp for over 1500 sq. ft. of floor area; except, that for additions to existing dwellings, and with the approval of the Building Official, the rating of the service disconnect may be determined in accordance with the provisions of the current issue of the National Electrical Code. However, in no case shall the disconnect be rated less than 100 amp.

- D. All exterior air conditioning equipment shall be installed on solid and secure platform not below living area level.
- E. Gas- must be 18" below grade if plastic pipe with tracer wire used. Must hold 3 to 5lbs of pressure for 15 minutes using a diaphragm gauge. All stops on fixtures must be closed.

VI. OTHER

- A. Slab area is to be 6" above the crown of the street. All concrete slabs and steps shall be 2500 PSI concrete in 28 days and shall be minimum 4" thick with 6x6x10 reinforcing wire mesh and shall have polyethylene moisture barrier.
- B. Downstairs area floor is to be a minimum of 1 1/2" above slab.
- C. Culvert sizes are to be determined according to drainage study.
- D. All construction must conform to the City's Zoning Ordinance.
- E. Builder/Owner shall be responsible for maintaining a reasonably clean and tidy construction site and shall haul away all trash as it accumulates. No trash shall be burned inside the city limits of Jamaica Beach.
- F. Builder/Owner shall not allow material delivery vehicles to cross lot lines other than the building site during construction without written approval from other property owner.
- G. Any drainage ditch torn up, rutted and/or damaged in any way during construction must be restored.
- H. All construction shall be inspected and completed within 12 months from the date of permit approval.
- I. An elevation certificate must be submitted prior to the final inspection.
- J. All job sites must have trash receptacles large enough to contain all trash and debris on each job site.
- K. Builder/Owner shall be responsible for furnishing and maintaining a port-a-can on the building site throughout construction.

I HAVE READ AND UNDERSTAND THE ABOVE REQUIREMENTS.

SIGNATURE

***** FOR GROUND-LEVEL ENCLOSURES *****

VE ZONE – CONSTRUCTION CERTIFICATION LETTER

I hereby certify that I am a registered (circle one) professional engineer or architect. I designed and or reviewed the structural design, specifications, and plans for the walls of the enclosed area below the lowest floor of the above-referenced structure and further certify that the space shall be enclosed with breakaway walls having a design safe loading resistance of not less than 10 pounds and no more than 20 pounds per square foot and shall collapse from a water load less than that which would occur during the base flood. I further certify that this enclosed area shall be no larger than 299 square feet.

(SEAL)

SIGNATURE

REGISTRATION NUMBER

AE ZONE – CONSTRUCTION CERTIFICATION LETTER 1

I hereby certify that I am a registered (circle one) professional engineer or architect and that I have designed and/or reviewed the structural design, specifications, and plans for the walls of the enclosed area below the lowest floor of the above referenced structure and further certify said walls are designed to automatically equalize hydrostatic flood force by allowing for the entry and exit of floodwaters.

(SEAL)

SIGNATURE

REGISTRATION NUMBER

AE ZONE – CONSTRUCTION CERTIFICATION LETTER 2

I hereby certify that I am the owner/contractor (circle one) of the above referenced structure and further certify that the walls of the enclosed area below the lowest floor of said structure will have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding, and the bottom of all openings shall be no higher than one foot above grade. The openings, if covered, shall be equipped with screens, louvers or other coverings or devices that permit the automatic entry and exit of flood waters.

SIGNATURE

PRINTED NAME