

## 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 R351.1.
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, 2018 International Building Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Mechanical Code, 2018 International Fire Code, 2018 International Energy Conservation Code, 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](http://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. (Land pilings can be jetted in only with the Building Official's approval.)
- F. All pilings must have concrete bells at base 3' in diameter, 18" depth with reinforcement to tie post to concrete.
- 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.