



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 ALL JOB SITES.*****

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, A COPY OF WHICH IS AVAILABLE TO ME AT JAMAICA BEACH CITY HALL. 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	\$ _____



CITY OF JAMAICA BEACH
 5264 JAMAICA BEACH JAMAICA BEACH TX 77554
 PH (409) 737-1142 FAX (409) 737-5211

PERMIT # _____

www.ci.jamaicabeach.tx.us/departments.htm#Building

BUILDING & ZONING PERMIT APPLICATION

THIS SECTION MUST BE COMPLETED IN ITS ENTIRETY.

}	STREET ADDRESS / JOB SITE	_____	LT-BLK-SEC	_____
	OWNER NAME	_____	PHONE	_____
	MAILING ADDRESS	_____		
	CONTRACTOR NAME	_____	PHONE	_____
	ADDRESS	_____		

CLASS OF WORK:

NEW HOUSE *STRUCTURE MUST MEET F.E.M.A AND STATE WINDSTORM REQUIREMENTS.* NOTE: NATURAL GAS SERVICE? Y N

or **ADDITION** COST OF NEW HOUSE OR ADDITION \$ _____ NOTE: IF ADDITION, PLUMBING? Y N

SIZE (TTL SQ FTG): LIVING AREA _____ STORAGE/GARAGE _____ DECK _____

NATURAL GROUND ELEVATION OF SITE _____ PROPOSED STRUCTURE ELEVATION _____

<input type="checkbox"/>	ROOF	SHINGLES _____	FELT WEIGHT _____	ENGINEER* _____
<input type="checkbox"/>	SIDING	<input type="checkbox"/> COVER/REPLACE ALL	<input type="checkbox"/> REPLACE (QTY) _____	*(OR ENTER "TEXAS DEPT OF INSURANCE-WINDSTORM")
<input type="checkbox"/>	WINDOWS	<input type="checkbox"/> COVER/REPLACE ALL	<input type="checkbox"/> REPLACE (QTY) _____	FOR A ROOF, SIDING, WINDOWS OR DOORS, YOU MUST
<input type="checkbox"/>	DOORS	<input type="checkbox"/> COVER/REPLACE ALL	<input type="checkbox"/> REPLACE (QTY) _____	INDICATE WHO WILL BE CONTACTED REGARDING
		<i>FOR SIDING, WINDOWS OR DOORS, INDICATE TYPE</i>		WINDSTORM RESISTANT CONSTRUCTION COMPLIANCE.

DOWNSTAIRS ENCLOSURE ATTACH SKETCH. *MAY BE USED FOR ENTRANCE, STORAGE, OR GARAGE, ONLY. APPLIANCES, WATER HEATERS, SERVICE PANELS AND BATHROOMS ARE NOT PERMITTED. FLOOD ZONE VE - MUST HAVE BREAKAWAY CONSTRUCTION; FLOOD ZONE AE - BREKAWAY CONSTRUCTION NOT REQUIRED BUT MUST HAVE 2+ OPENINGS TO PERMIT ENTRY/EXIT OF FLOODWATERS. COMPLETE CERTIFICATION ON PAGE 3.*

DRIVEWAY / CONCRETE SLAB ATTACH SKETCH. EXPANSION JOINTS ARE ADVISED AT EASEMENT AREA AND PROPERTY LINE. SOLID CULVERT PIPING OF MORE THAN 35 LINEAR FEET IS PROHIBITED. A 2 FOOT OPENING AT EACH PROPERTY LINE AND AT EVERY 35 FEET OF PIPE IS REQUIRED.

ASPHALT CONCRETE OTHER _____ CULVERT EXISTS OR NEW? _____ SIZE _____

BULKHEAD CHECK ONE: REPAIRS NEW LINEAR FT _____ CUBIC YARDS OF FILL _____

ATTACH SKETCH AND SURVEY.

FENCE HEIGHT OF FENCE _____ (6' MAX ALLOWED) TYPE _____

A SURVEY IS NEEDED TO INDICATE FENCE LOCATION. THIS REQUIREMENT MAY BE WAIVED IF PROPERTY LINES CAN OTHERWISE BE DETERMINED OR IF ADJACENT PROPERTY OWNERS SUBMIT A WRITTEN WAIVER REGARDING THE FENCE LOCATION. ANY PORTION OF A FENCE IN A UTILITY EASEMENT IS SUBJECT TO REMOVAL, IF NEEDED, FOR WORK ON CITY UTILITIES. RELATED EXPENSES SHALL BE BORN BY THE APPLICANT. VEHICULAR ACCESS GATES MUST ALLOW AT LEAST 20 FEET BETWEEN GATE AND STREET LINE OR PAVEMENT. UNOBSTRUCTED ACCESS TO GARBAGE CONTAINERS MUST BE PROVIDED.

IF WATER METER IS TO BE ENCLOSED, YOU MUST: A1) PAY A \$50 ADMINISTRATIVE FEE, A2) READ METER AND REPORT IT TO WATER DEPARTMENT BY THE 15TH MONTHLY, AND A3) THE AREA MUST BE ANIMAL FREE AND ACCESSIBLE FOR THE CITY TO VERIFY READINGS QUARTERLY.

I AGREE TO ABIDE BY THE TERMS STATED ABOVE. OWNER _____

REPAIRS / OTHER PLEASE DESCRIBE; USE SEPARATE SHEET IF NECESSARY. _____

*****VALIDATED PERMITS MUST BE POSTED AT ALL JOB SITES.*****

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 CITY OF JAMAICA BEACH SPECIAL PERMIT REQUIREMENTS. 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 SUBJECT TO A DAILY FINE OF UP TO \$2,000.

OWNER'S SIGNATURE _____ DATE _____

CONTRACTOR'S SIGNATURE _____ DATE _____

BUILDING OFFICIAL'S APPROVAL _____ DATE _____

REQUIREMENTS FOR PERMITS

1. Require 3 sets of plans, 3 sets of specifications and 3 copies of a survey giving ground elevation by a registered surveyor.
2. All buildings must be constructed in accordance with National Flood Insurance Program requirements.
3. All buildings to be built according to the 2009 International Residential Code, the 2009 International Building Code, the 2009 International Plumbing Code, the 2009 International Fuel Gas Code, the 2009 International Mechanical Code, the 2009 International Fire Code, 2009 International Energy Conservation Code, the 2008 National Electrical Code and the special Jamaica Beach requirements.
4. 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. (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 300 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. 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.
- C. All exterior air conditioning equipment shall be installed on solid and secure platform not below living area level.

