

ORDINANCE 84-3

AN ORDINANCE ADOPTING THE SOUTHERN STANDARD BUILDING CODE, 1982 EDITION WITH ALL FUTURE AMENDMENTS AND EDITIONS, TOGETHER WITH CERTAIN ADDITIONS, DELETIONS AND AMENDMENTS THERETO; ADOPTING THE SOUTHERN STANDARD PLUMBING CODE, 1982 EDITION WITH ALL FUTURE AMENDMENTS AND EDITIONS, TOGETHER WITH CERTAIN ADDITIONS, DELETIONS AND AMENDMENTS THERETO; ADOPTING THE NATIONAL ELECTRICAL CODE, 1983 EDITION WITH ALL FUTURE AMENDMENTS AND EDITIONS, TOGETHER WITH CERTAIN ADDITIONS, DELETIONS AND EDITIONS, TOGETHER WITH CERTAIN ADDITIONS, DELETIONS AND AMENDMENTS THERETO; PROVIDING FOR PENALTY; AND REPLACING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, the Southern Standard Building Code, 1982 Edition, with amendments, the 1982 Edition of the Southern Standard Plumbing Code, with amendments and the 1982 Edition of the National Electrical Code provides for requirements for construction of improvements, and

WHEREAS, it has been determined by the Village council that those codes would if adopted benefit both the Village of Jamaica Beach, Texas and the inhabitants and property owners, and

WHEREAS, certain local rules and regulations setting forth additional requirements for building standards are needed because of the uniqueness of the Village, such rules and regulations are made apart of this ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF JAMACIA BEACH:

SECTION 1. That the Southern Standard Building Code, 1982 Edition with all future amendments and editions together with certain additions, deletions and amendments thereto have set out in Section 4, is hereby adopted and declared to be the building code of Jamaica Beach, Texas, for the regulation of construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal, demolition of buildings, structure and premises in the Village of Jamaica Beach, Texas.

SECTION 2. That the Southern Standard Plumbing Code, 1982 Edition with all future amendments and editions together with certain additions, deletions and amendments thereto have set out in Section 4, is hereby adopted and declared to be the plumbing code of Jamaica Beach, Texas, for the regulation of construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal, demolition of buildings, structure and premises in the Village of Jamaica Beach, Texas.

SECTION 3. That the National Electrical Code, 1983 Edition with all future amendments and editions together with certain additions, deletions and amendments thereto have set out in Section 4, is hereby adopted and declared to be the electrical code of Jamaica Beach, Texas, for the regulation of construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal, demolition of buildings, structure and premises in the Village of Jamaica Beach, Texas.

SECTION 4. Not withstanding the above adopted codes, the following building code changes and requirements are hereby adopted:

BUILDING CODES

1. Wall framing must be secured to floor framing with approved method of tying technique every 4 LF, and minimum 12" up on studs.
2. Top plates must be tied to studs every 4 LF and 12" minimum onto studs.
3. Every 2nd ceiling joist or rafter must be tied to plates continuous on exterior walls with approved tie.
4. Wall framing over 9' in height requires fire blocking one row minimum, over 11' requires 2 rows.
5. "Hinge Walls" on gable ends require approved method of tying upper and lower, i.e.: 3/8" plywood sheathing, longer studs, let in bracing, etc.
6. Any rafter spans over 12' must be properly braced with purlins, collar braces or approved method.
7. Ceiling joists over 8' span require stiffer bracing.
8. Wood siding to be 5/8" minimum thickness.
9. Sheathing on roof to be 5/8" CD minimum.
10. All nails used to be galvanized.

PILING REQUIREMENTS

1. "V" Zone Requirements
 - (a) Elevations of flood map must be met.
 - (b) Depth of piling into ground must be equal to or exceed height above ground.
 - (c) Landpiling cannot be jettied in, they must be drilled or driven with pile driver. (Landpiling can be jettied in with Building Official approval).
 - (d) All piling must have concrete bells at base 3' diameter, 18" depth with reinforcement to tie post to concrete.
2. "A" Zone Requirements
 - (a) Elevations of flood map must be met.
 - (b) Depth into ground must be minimum 8'.
 - (c) Piling in water to be 28' minimum, marine treated.
 - (d) Piling immediately behind bulkhead to be minimum 24'.
3. General Piling Requirements
 - (a) Piling spacing 8' on girder span, 12' on the other direction unless engineered.
 - (b) Piling notches for girders cannot exceed 50%.
 - (c) All piling and posts into ground must be treated material.

All structures will either be designed by a structural Professional Engineer, registered in the State of Texas, to meet horizontal wind-load criteria to 120 mph as set forth in Section 1205 of the Standard Building Code, or built specifically to the following standards:

1. (a) Approved metal strap anchors will be used to secure rafters or joists, or both top plates and top and bottom plates to studs in exterior walls in order to provide a continuous tie from foundation to roof. These anchors shall be installed at every third stud or a center-to-center distance of 48 inches, whichever is less, or as per manufacturers recommendations.

- (b) All bottom plates shall be continuous. The break, if required, shall be provided under the wall stud or an anchor bolt shall be provided to assure continuity of bottom plate.
 - (c) All wood truss rafters shall be securely fastened to the exterior walls with approved metal anchors.
 - (d) All ceiling joists and rafters shall be installed in such a manner that the joists provide a continuous tie across the rafters. Ceiling joists and rafters shall be securely fastened at their intersections.
 - (e) Floor joists shall be attached to girders and band joists in a manner approved by the Building Official.
 - (f) Maximum wall stud spacing in wood framed construction shall be 16 inches center-to-center.
 - (g) For all the structures, more than two stories above the supporting beam, the design wind pressure shall be for 120 mph wind velocity, as set forth in Section 1205 of the Standard Building Code.
 - (h) Roof to wall and wall to foundation tie downs for heavy timber construction (as defined in Texas G.B.S.) and masonry construction, shall be in a manner approved by the Building Official.
2. Piling depth: Piling (min. 8x8) shall either be installed below grade to depth equal to height above natural grade on the beach side of highway 3005 and 8' below grade on the bay side, or be certified by the seal and signature of a Professional Engineer, as meeting all load criteria of the Standard Building Code 1982 as amended.
3. Grade level enclosures in A & A-17 zones shall be of break-away construction, shall be for storage use only, and V zones shall not exceed 300 square feet in area.
4. Appendix A - Figure A-1 Number of piles required attached hereto.

SECTION 5. That insofar as Southern Standard Building Code, 1982, the Southern Standard Plumbing Code, 1982 and the National Electrical Code, 1983 editions and Section 4 of this Ordinance can be harmoniously construed, they shall all control. That the provisions of said above mentioned Southern Standard Building Code, Southern Standard Plumbing Code and The National Electrical Code, be in irreconcilable conflict with provisions of Section 4, then the provisions of Section 4 shall supersede and take control and have precedence over said Codes and all provisions of said Codes shall be repealed to the extent of such irreconcilable conflict


SECTION 6. That all Ordinances in conflict with this Ordinance shall be and they are hereby expressly repealed.

SECTION 7. There shall be a penalty of \$150.00 dollars accessed to any person, corporation or other entity that begins construction without a valid permit.

SECTION 8. Any person, firm, corporation or other entity that violates the terms of the above referenced codes or other terms of this ordinance shall be deemed guilty of a misdemeanor punishable by a fine not to exceed \$200.00 dollars.

SECTION 9. That this Ordinance shall be and become effective from and after it's adoption and publication as required by law.

PASSED AND ADOPTED this the 15 day of October, 1984.


JACK WESTBROOK
Mayor

ATTEST:


City Secretary