APPLICATION FOR BUILDING PERMIT

CITY OF ROCKPORT
2751 S.H. 35 BYPASS, ROCKPORT, TEXAS 78382 – (361) 790-1125
INSPECTION REQUEST LINE (361) 790-1177

*** MUST BE FILLED IN FOR SUBMITTAL**
(OTHER INFORMATION MAY BE REQUIRED, DEPENDING ON SCOPE OF WORK)

*** 1. JOB ADDRESS**			
2. LEGAL DESCR.	LOT NO.	BLOCK	TRACT
*** 3. OWNER**	**MAIL ADDRESS**	**ZIP**	**PHONE**
*** 4. CONTRACTOR**	**MAIL ADDRESS**	**ZIP**	**PHONE**
*** 5. ENGINEER**	**MAIL ADDRESS**	**ZIP**	**PHONE**
*** 6. USE OF BUILDING**	OCCUPANCY GROUP	CLASS OF WORK: □ NEW □ ADDITION □ REPAIR □ MOVE □ REMODEL □ OTHER	
*** 7. DESCRIBE WORK**			
8. OCCUPANCY CHANGE FROM: TO:	LOT SIZE (SQ.FT.)	LOT DIMENSIONS	
SPECIAL CONDITIONS OR OTHER:	*** BUILDING SET BACKS:** **FRONT** **L - SIDE** **REAR** **R - SIDE**		
*** ON NEW CONSTRUCTION:** **TOTAL FLOOR AREA (SQ. FT.)**	**HEIGHT OR NO. OF STORIES**		

	PLAN REVIEW FEE $	TYPE OF CONST.	FOUNDATION	FLOOR TYPE
		INSIDE FINISH	ROOF	□ PUBLIC SEWER □ SEPTIC
***VALUATION OF WORK $**	**PERMIT FEE $**	EXTERIOR FINISH	CEILINGS	
WATER IMPACT FEE $		SIZE GARAGE OR CARPORT	OFFSTREET PARKING	
SEWER IMPACT FEE $	**TOTAL FEE $**			

NOTICE

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. 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 compiled with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

PRINT NAME _____

*** SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT** **DATE**

SIGNATURE OF OWNER **DATE**
IF OWNER IS CONTRACTOR
Homeowners acting as their own contractor must be knowledgeable in the trade for which the work is being done and that such work must be compliant with the city's building code.

***FLOOD HAZARD BOUNDARY DESIGNATION**

The City does hereby declare that the above mentioned property; **is ___; or is not ___** located in a **"SPECIAL FLOOD HAZARD AREA"** as designated on the City's Flood Insurance Rate Map dated **February 17, 2016.**

Panel NO. _____ Community NO._____

Flood Zone _____ Base Flood Elevation _____+ 18"=

Elevation Hub_____ *MINIMUM FINAL ELEVATION:

*****An 18" freeboard is required in addition to the Base Flood Elevation.*****

☑ **All other Local, State, & Federal Permits must be secured prior to the beginning of work authorized by this permit.**

- **A NFIP Elevation Certificate Form must be submitted by a registered surveyor at time foundation forms are set and prior to placement of concrete (foundation inspection), or prior to finished framing (framing inspection) if structure is on elevated piers. A final elevation certificate /flood proofing certificate is required for review and documentation prior to issuance of Certificate of Occupancy.** ***Please read & sign back of Permit regarding information on building requirements related to flood prevention.***

***CITY ZONING DESIGNATION**

Applicant does hereby declare that the above mentioned property is zoned _____, as designated on the City's Zoning Map dated May 2014.

DATE PLANS SUBMITTED _____

WHEN PROPERLY VALIDATED BELOW – THIS IS YOUR PERMIT

PERMIT ISSUED □
PERMIT DENIED □ **REASON FOR DENIAL:**

BY: **DATE:** **PERMIT NO.**

SPECIAL FLOOD HAZARD AREA (SFHA) REQUIREMENTS (as of February 17, 2016)

IN ALL SFHAs **All documentation is required before issuance of Certificate of Occupancy**	1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. 2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage. 3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage. 4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as **to be eighteen (18") inches above the base flood elevation or,** to prevent water from entering or accumulating within the components during conditions of flooding. 5. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. 6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the system into floodwaters. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
IN ALL SFHAs WITH BASE FLOOD ELEVATION (BFE) DATA	**Residential construction**: New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, **elevated a minimum of eighteen (18") inches above the base flood elevation**. ***An Elevation Certificate prepared by a registered professional engineer, architect or land surveyor is required for documentation.*** **Non-residential construction**: New construction or substantial improvements of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, **elevated a minimum of eighteen (18") inches above the base flood level** or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice of the City's Flood Ordinance. ***An Elevation Certificate or Flood-proofing Certificate, which includes the specific elevation in relation to mean sea level, to which such structures are elevated or flood-proofed, shall be submitted for documentation.*** **Enclosures**: New construction and substantial improvements, with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. ***An Elevation Certificate from a registered professional engineer or architect is required for documentation to prove the following minimum criteria has been met***: A minimum of two openings on separate walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
COASTAL HIGH HAZARD AREAS: **Zones V1-30, VE / V**	***1.*** Obtain the elevation, in relation to mean sea level, of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures, and whether or not such structures contain a basement. ***An Elevation Certificate prepared by a registered professional engineer, architect or land surveyor is required for documentation.*** 2. All new construction shall be located landward of the reach of mean high tide. 3. All new construction and substantial improvements, including manufactured homes, shall be elevated on pilings and columns so that: **the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated a minimum of eighteen (18") inches above the base flood level.** Also, the pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting these provisions. 4. All new construction and substantial improvements are required to have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. A breakaway wall shall have a design safe loading resistance of not less than ten and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions: a) Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and b) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards. 5. If breakaway walls are used, such enclosed space shall be usable solely for parking of vehicles, building access or storage. Such spaces shall not be used for human habitation. 6. Prohibit the use of fill for structural support of buildings. 7. Prohibit manmade alteration of sand dunes and mangrove stands which would increase potential flood damage.
MANUFACTURED HOMES	**Zone A**: All manufactured homes to be placed within Zone A on City FIRM shall be installed using methods and practices which minimize flood damage. manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. **Zones A1-30, AH, AE, V1-30, VE and/or V:** Manufactured homes that are placed or substantially improved within zones A1-30, AH and AE, V1-30, VE and/or V on City's FIRM on sites: outside of a manufactured home park or subdivision; in a new manufactured home park or subdivision; in an expansion to an existing manufactured home park or subdivision; or in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of a flood, are required to **be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated a minimum of eighteen (18") inches above the base flood elevation** and is securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. **Zones A1-30, AH and AE:** Manufactured homes that are placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A1-30, AH and AE are required to be elevated so that either: 1. The lowest floor of the manufactured home is **a minimum of eighteen (18") inches above the base flood elevation**; or 2. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and is securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
RECREATIONAL VEHICLES	**Zones A1-30, AH,AE, V1-30, V or VE:**: 1. Be on the site for fewer than 180 consecutive days; 2. Be fully licensed and ready for highway use; or 3. Meet the permit requirements and the elevation and anchoring requirements for manufactured homes above.
OUTSIDE OF THE SFHA	As per the City Drainage Design Manual, the finished floor of any structure should be a minimum of 12" above the centerline of the adjacent perimeter street (at any point). Site grading shall provide positive drainage and not block drainage from adjacent property. Any exceptions to this provision must be approved by the City of Rockport.

Signature/Date		Date: