

CITY OF SEADRIFT
PERMITTING INFORMATION

Tracking #

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A PERMITTING APPLICATION IS REQUIRED PRIOR TO ANY PERMITS ISSUED FOR ANY CONSTRUCTION, ANY PLACEMENT, ANY STRUCTURE MOVE, ANY ADDITIONS TO EXISTING BUILDINGS AND ANY EXTERIOR REMODELING.

WINDSTORM

- > THE CITY IS LOCATED IN THE COASTAL TIER COUNTIES REFERRED TO AS AN INLAND 1 DESIGNATION BY THE TEXAS DEPARTMENT OF INSURANCE (TDI). CONSTRUCTION, REPAIR, RENOVATION OR REMODELING OF STRUCTURES IN REGARD TO WINDSTORM IS REGULATED BY TDI.
- > A WPI-1 IS TO BE COMPLETED AND SENT TO THE TEXAS DEPARTMENT OF INSURANCE PRIOR TO CONSTRUCTION AND FOR CERTAIN TYPES OF REPAIRS, RENOVATIONS OR REMODELING OF STRUCTURES. A COPY OF THE WPI-1 IS TO BE SUBMITTED TO THE CITY AT TIME OF PERMIT REQUEST OR AFTERWARDS, BUT MUST BE RECEIVED BEFORE ANY FINAL PERMIT IS ISSUED.
- > A PERMIT CANNOT BE ISSUED WITHOUT A COPY OF THE COMPLETED WPI-1.
- > A MANUFACTURED HOME CANNOT BE OLDER THAN 10 YEARS AND MUST BE CERTIFIED TO THE HOUSING AND URBAN DEVELOPMENT WIND ZONE II OR III SPECIFICATION, OTHERWISE IT CANNOT BE MOVE IN.
- > ALL MANUFACTURED HOMES MUST BE INSTALLED BY STATE LICENSED AND CERTIFIED INSTALLERS WITH SUBSEQUENT CERTIFICATION BY TDHCA.

FLOOD

- > MANUFACTURED HOMES CANNOT BE PLACED CLOSER THAN 1500 FEET FROM THE PRIMARY WATER BODY OR IN ZONE "AE" UNLESS A CONCRETE FOUNDATION IS CONSTRUCTED AND ANCHORED I.A.W. INCREASED REQUIREMENT SPECIFIED FOR EXPOSURE D IN ANSI/ASCE 7-88.
- > MANUFACTURED HOUSING IS PROHIBITED IN ZONE "VE".
- > THE CITY CONTAINS FEDERALLY IDENTIFIED AREAS SUBJECT TO FLOODING. THESE AREAS ARE SUBJECT TO FEMA'S FLOOD CONSTRUCTION AND ELEVATION REQUIREMENTS. DESIGNATED FLOOD AREAS REQUIRE AN ELEVATION CERTIFICATE OF THE FIRST FLOOR AND ARE OBTAINED FROM ENGINEERING/SURVEYING FIRMS. NUMEROUS OTHER RESTRICTIONS MAY AFFECT CONSTRUCTION AND/OR ADDITIONAL REQUIREMENTS MAY BE REQUIRED PER BUILDING CODE OR FLOOD CONTROL ORDINANCES.

WINDSTORM CERTIFICATION & FLOOD CERTIFICATION

- > THE CITY DOES NOT PERFORM WINDSTORM CERTIFICATION INSPECTIONS. AN INSPECTOR OF THE TEXAS DEPARTMENT OF INSURANCE (TDI) OR AN ENGINEER LICENSED BY TDI PERFORMS WINDSTORM INSPECTIONS AND CERTIFIES STRUCTURE CONSTRUCTION OR CERTAIN REPAIRS.
- > MANUFACTURED HOUSING PLACEMENT CERTIFICATION FOR WINDSTORM IS REGULATED BY THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA).
- > THE CITY DOES NOT PROVIDE ELEVATION CERTIFICATES, OTHER THAN A DETERMINATION OF WHAT FLOOD ZONE THE STRUCTURE IS OR MAY BE IN. SURVEYORS AND/OR ENGINEERING FIRMS PROVIDE ELEVATION CERTIFICATES.

UTILITIES

- > ALL NEW CONSTRUCTION AND PLACEMENTS MUST COMPLY WITH A TEXAS ENVIRONMENTAL QUALITY INSPECTION ON PLUMBING PERFORMED BY THE PUBLIC WORKS DIRECTOR BEFORE UTILITIES ARE CONNECTED.
- > UTILITIES CANNOT BE CONNECTED TO MANUFACTURED HOUSING EVEN IF REPLACING AN EXISTING UNIT UNTIL TDHCA CERTIFICATION IS RECEIVED SHOWING THE PLACEMENT WAS PERFORMED BY A STATE LICENSED/CERTIFIED INSTALLER AND THE INSTALLATION HAS BEEN APPROVED.
- > OWNERS/CONTRACTORS ARE RESPONSIBLE FOR COST OF WATER TAPS, WATER METER DEPOSITS AND SEWER TAPS TO EACH SITE.
- > IMPROVED ROADS, SEWER LINES, WATER LINES, LIFT STATIONS OR GRINDER PUMPS MUST BE PRESENTED TO THE PUBLIC WORKS DIRECTOR AND/OR CITY COUNCIL FOR APPROVAL. AT THAT TIME THE OWNER/CONTRACTOR MAY BE ASKED TO CONTRIBUTE TO THE COST OF INSTALLATION OF SAME.
- > THE OWNER/CONTRACTOR IS ADVISED UTILITIES WILL NOT BE PROVIDED IF A VALID PERMIT IS NOT ON FILE.

DRIVEWAY/CULVERTS/DRAINAGE

- > BUILDING PERMITS DO NOT INCLUDE CULVERTS/DRIVEWAYS/DRAINAGE. A 'CULVERT' PERMIT IS REQUIRED. PUBLIC WORKS DIRECTOR MUST BE CONSULTED FOR CULVERTS/DRIVEWAYS/DRAINAGE.

REPLATS & SUBDIVISION REGULATION

- > PERMITS WILL NOT BE ISSUED AND UTILITIES WILL NOT BE CONNECTED IF PROPERTY LOCATION HAS NOT COMPLIED WITH REPLAT/SUBDIVISION REGULATION/ORDINANCE.

FEES & PENALTIES

- > PERMITS REQUIRE A FEE TO BE PAID PRIOR TO BEING ISSUED.
- > PERMIT ISSUANCE IS NOT AUTOMATIC. A VALID PERMIT WILL HAVE A PERMIT NUMBER ASSIGNED.
- > IF ANY CONSTRUCTION, REPAIR, AND/OR PLACEMENT HAS BEGUN A PENALTY WILL BE ASSESSED.
- > PENALTY IS A MINIMUM OF 2X WHAT THE PERMIT COST WOULD BE.

THE TRACKING NUMBER ISSUED IN THE UPPER RIGHT CORNER IS FOR TRACKING WITHIN THE PERMITTING PROCESS. THIS NUMBER HELPS US TRACK YOUR REQUESTS SHOULD THERE BE QUESTIONS.

**THE TRACKING NUMBER IS
NOT A PERMIT NUMBER!**