

Permit Cost \$	_____
Penalty \$	_____
Issued	_____
Approved	_____
Faxed CCAD	_____

Occupied Port Bldg Placement Permit 8-21

CITY OF SEADRIFT OCCUPIED PORTABLE BLDG PLACEMENT PERMIT

Fees determined from appendix IRC-R or IBC-L

P.O. BOX 159, SEADRIFT, TX 77983 TEL: (361)785-2251 FAX: (361)785-2208

Flood Requirements
changed 08/13/2014

Tracking #

PERMIT Number

- ▶ **PORTABLE BUILDINGS OLDER THAN 10 YEARS CANNOT BE PLACED IN THE CITY.**
- ▶ **PORTABLE BUILDINGS SHALL NOT BE MOVED IN BEFORE PERMIT IS COMPLETED, OTHERWISE THE MOVER AND THE OWNER CAN BE CITED AND MAY INCUR FINES AND PENALTIES.**
- ▶ **PORTABLE BUILDINGS ORIGINALLY MOVED IN UNDER THE PERMITTING SYSTEM FOR STORAGE, SHOPS, EQUIPMENT/VEHICLE SHELTER OR SIMILAR USE SHALL NOT BE CONVERTED TO RESIDENTIAL OCCUPANCY OR FOR OFFICE SPACE.**
- ▶ **THIS PERMIT IS FOR THE PLACEMENT & ANY WORK TO BE COMPLETED INSIDE FOR LIVING QUARTERS – IF VALUES ARE NOT PROVIDED VIA A CONTRACT DOCUMENT THE CITY WILL CALCULATE THE VALUE OF THIS WORK, INCLUDING THE VALUE OF THE BLDG PLACEMENT.**
- ▶ **THIS PERMIT MUST BE COMPLETED BY EITHER MOVER, SELLER OR PROPERTY OWNER BEFORE IT IS BROUGHT IN & PLACED – IF THE BUILDING IS PLACED BEFORE THIS PERMIT IS COMPLETED IT WILL BE IN VIOLATION OF THE REQUIREMENTS & FINES & PENALTIES WILL BE ASSESSED UNTIL BLDG MEETS REQUIREMENTS.**
- ▶ **THIS PERMIT DOES NOT APPLY TO STRUCTURES CONSTRUCTED FROM SCRATCH, COMMONLY REFERRED TO AS "STICK BUILT" & IT DOES NOT APPLY TO MANUFACTURED HOUSING OR RV's.**
- ▶ **NON-OCCUPANCY PORTABLE BUILDINGS USED FOR STORAGE, SHOPS OR SIMILAR USE REQUIRE A DIFFERENT PERMIT WITH DIFFERENT REQUIREMENTS, INCLUDING A NON-OCCUPANCY CERTIFICATE COMPLETED & SIGNED BY OWNER.**
- ▶ **PORTABLE BUILDINGS TO BE USED FOR HUMAN OCCUPANCY, SUCH AS RESIDENTIAL OR OFFICES MUST MEET INLAND 1 WINDSTORM REQUIREMENTS:**
 - 1) **THE CITY MUST RECEIVE DOCUMENTATION OF WINDSTORM COMPLIANCE FOR THE INSTALLATION/PLACEMENT OF THE BUILDING FROM THE CUSTOMER'S WINDSTORM COMPLIANCE INSPECTOR DURING THE PERIOD OF TIME THIS PERMIT IS IN THE REVIEW STAGE – THE PERMIT WILL NOT BE ISSUED UNTIL THE DOCUMENTATION IS PROVIDED.**
 - 2) **IF ANY PLACEMENT BEGINS BEFORE THE REQUIRED WINDSTORM DOCUMENT IS RECEIVED IT WILL BE DEEMED TO BE IN NON-COMPLIANCE – CITATIONS CAN BE ISSUED RESULTING IN FINES & PENALTIES.**
 - 3) **ONCE THE WINDSTORM COMPLIANCE INSPECTOR COMPLETES THE REQUIREMENTS OF WINDSTORM COMPLIANCE, HE/SHE WILL PROVIDE THE CITY WITH PROOF OF THE WINDSTORM CODE BEING MET. ONLY THEN WILL THE PERMIT BE APPROVED & PERMIT ISSUED – ASSUMING ALL OTHER REQUIREMENTS ARE MET, INCLUDING THE MINIMUM OCCUPANCY REQUIREMENTS IN IRC APPENDIX "V".**
 - 4) **IF STEPS 1, 2 & 3 ARE NOT COMPLETED BEFORE THE BLDG IS PLACED IT WILL BE CONSIDERED IN NON-COMPLIANCE AND CITATIONS CAN BE ISSUED RESULTING IN FINES & PENALTIES & THE BUILDING WILL BE REQUIRED TO BE REMOVED UNLESS BROUGHT INTO COMPLIANCE.**
- ▶ **IF UTILITIES ARE ALREADY PRESENT & WILL BE EXTENDED TO THE PORTABLE BLDG, THEY CANNOT BE EXTENDED UNTIL AFTER THIS PERMIT IS APPROVED & ISSUED, REMEMBERING THE BLDG CANNOT BE PLACED UNTIL THIS PERMIT IS APPROVED & ISSUED.**
- ▶ **IF WATER/SEWER TAPS ARE REQUESTED THEY WILL NOT BE APPROVED NOR INSTALLED UNTIL THIS PERMIT IS APPROVED & ISSUED.**
- ▶ **SINCE THIS IS AN "OCCUPANCY" PORTABLE BLDG PERMIT, THE VALUE OF ANY WORK ON THE INTERIOR AND/OR EXTERIOR, RELATED TO OCCUPANCY, WILL BE CALCULATED BY THE CITY FOR THIS PERMIT UNLESS A CONTRACT FOR SUCH IS PROVIDED DURING THE REVIEW/APPROVAL STAGES OF THIS PERMIT – KEEPING IN MIND THE MINIMUM OCCUPANCY REQUIREMENTS OF IRC APPENDIX "V" regarding window size, doors, emergency egress or ingress, ventilation and etc.**

Before the Permit can proceed with review/approvals, signatures are required:

I/We certify that I/We have read the above and further certify all provisions of laws and ordinances, specifically IRC Appendix "V", will be complied with whether specified herein or not. The granting of this permit does not presume to give authority to violate or cancel the provisions of placements or the performance of such construction or placements. attesting to the fact that the applicant(s) have read and understand the above items and any other requirements that may be required by statute, ordinance or rules governing the placement of portable buildings to be used for human occupancy.

Signature (1) _____ Signature (2) _____ Date _____

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1. HAS PLACEMENT ALREADY BEGUN? ☐-YES: A Penalty **WILL** be assessed ☐-NO
IF YES, WHAT HAS BEEN DONE? _____
2. BUILDING LOCATION: BLOCK: _____ LOT(S): _____
3. SUBDIVISION NAME: (If applicable) _____
4. PHYSICAL 911 ADDRESS: _____ SEADRIFT, TX
5. LOT SIZE: _____ IF MULTIPLE LOTS, TOTAL SIZE: _____
6. PORTABLE BLDG OLDER THAN 10 YEARS? ☐-NO ☐-YES: Permit will not be issued
YEAR BUILT: _____ SIZE: _____ EST. MOVE DATE: _____
7. P/B DIMENSIONS? _____ SQUARE FEET OF P/B? _____ SQ FT OF LIVING QTRS? _____
- 8a. IF THIS IS A SHELL, CONTRACT/CALCULATED VALUE GOES HERE: **IF Turnkey skip this line** \$ _____
*In lieu of a sales contract the Shell is calculated at \$25 per square foot – IF sales contract value is used, a copy of contract is required.
IF Bldg is a Turnkey – delivered with Living Qtrs already finished – that sales contract value goes in Line 8d.- copy of contract is required.*
- 8b. THE VALUE OF LIVING QTRS CONSTRUCTED LATER GOES HERE: **IF Turnkey skip this line** \$ _____
Living Quarters constructed later will be calculated at \$25 per square foot unless a contract is provided showing contracted value.
- 8c. TOTAL VALUE OF SHELL + LIVING QUARTERS GOES HERE: **8a + 8b = \$** _____
IF 8a & 8b apply, use the value in 8c to calculate Placement Permit Fee UNLESS a Turnkey, then 8d applies to calculate Fee.
- 8d. IF THIS IS A TURNKEY, INCLUDING LIVING QTRS, CONTRACT VALUE GOES HERE: \$ _____
**IF Bldg is already finished inside with living quarters when delivered, line 8d is used for calculating Permit Fee – Copy of Contract required.
IF there is no sales contract value for Turnkey, the value shall be calculated using \$50 per square foot and entered on Line 8d.**
9. Copy of contract(s) submitted for 8a, 8c, 8d? ☐-YES ☐-NO: Valuation will be determined by city
10. OWNERS NAME _____ PHONE _____
OWNERS MAILING ADDRESS _____
CITY _____ STATE _____ ZIP _____
11. SELLER NAME _____ PHONE: _____
SELLERS ADDRESS _____
CITY _____ STATE _____ ZIP _____
12. INSTALLER/MOVER NAME: _____ PHONE: _____
INSTALLER/MOVER ADDRESS: _____
CITY _____ STATE _____ ZIP _____
13. 8½ x 11 SITE PLATS SHOWING ADJACENT LOTS & STREETS ARE REQUIRED:
INCLUDE ALL EXTENSIONS, PORCHES, OVERHANGS, DETACHED BUILDINGS, HVAC AND ETC. IN PLAT
Preliminary Plat Attached? ☐-YES ☐-NO - Permit will not be issued until received

To be completed BY BUILDING OFFICIAL BEFORE PERMIT ISSUANCE – Applicant Do Not Complete!														
14. FLOOD ZONE LOCATION: ☐-VE (NOT ALLOWED) ☐-AE (Special Requirement) ☐-X ☐-OTHER Occupied Portable Buildings are not allowed to be placed in Zone VE														
15. WETLANDS: DOES PROPERTY CONTAIN WETLANDS? ☐-YES ☐-NO <i>If it appears wetlands are present and no delineation has been performed, a study may be required.</i>														
16. SETBACKS: Setbacks are determined from Appendixes of the IRC or IBC: ALL Setback measurements are taken from any extensions, porches, overhangs & etc. <table border="0"> <tr> <td>- ARE PROPERTY LINES IDENTIFIED?</td> <td>☐-YES</td> <td>☐-NO</td> </tr> <tr> <td>- IS THIS AN INTERIOR LOT?</td> <td>☐-YES</td> <td>☐-NO</td> </tr> <tr> <td>- IS THIS A CORNER LOT?</td> <td>☐-YES</td> <td>☐-NO</td> </tr> <tr> <td>- DOES THIS LOT HAVE AN ODD SHAPE?</td> <td>☐-YES</td> <td>☐-NO</td> </tr> </table> IF YES, DESCRIBE: _____			- ARE PROPERTY LINES IDENTIFIED?	☐ -YES	☐ -NO	- IS THIS AN INTERIOR LOT?	☐ -YES	☐ -NO	- IS THIS A CORNER LOT?	☐ -YES	☐ -NO	- DOES THIS LOT HAVE AN ODD SHAPE?	☐ -YES	☐ -NO
- ARE PROPERTY LINES IDENTIFIED?	☐ -YES	☐ -NO												
- IS THIS AN INTERIOR LOT?	☐ -YES	☐ -NO												
- IS THIS A CORNER LOT?	☐ -YES	☐ -NO												
- DOES THIS LOT HAVE AN ODD SHAPE?	☐ -YES	☐ -NO												
17. SETBACKS FOR THIS PROJECT AND LOCATION: <u>Measured from any overhangs, extensions, porches, etc.</u> A) _____ FROM FRONT STREET SURVEYED PROPERTY LINES – <u>NOT STREET LOCATION</u> B) _____ FROM SIDE STREET SURVEYED PROPERTY LINES – IF CORNER LOT C) _____ FROM ADJACENT SURVEYED PROPERTY LINES – SIDES AND REAR														
18. VARIANCE? ☐ YES ☐ NO VARIANCE REASON: _____														

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19. FOUNDATION TYPE: ☐-SLAB ☐-PIER&BEAM PILE?: ☐-WOOD ☐-CEMENT

20. EXTERIOR WALLS: ☐-FRAME ☐-METAL ☐-HARDI ☐-WOOD

21. ROOF: ☐-COMPOSITION ☐-METAL ☐-OTHER: _____

ROOF SHAPE: ☐-FLAT ☐-GABLE ☐-HIP ☐-LEANTO ☐-GAMBREL *

* Gambrel style roofs are prohibited UNLESS special bracing is incorporated in construction and meets the requirements of the windstorm inspector with a written statement from the windstorm inspector to City

22. WILL THIS BE A COMMERCIAL LOCATION? ☐-YES ☐-NO

IF YES, TYPE OF COMMERCIAL USE: _____

23. DESCRIPTION OF WORK AND COMMENTS: _____

I/We hereby certify I/We have read this permit and certify that all information provided is true and represents the purposes that this placement permit was applied for and that all provisions of laws and ordinances governing this work will be complied whether specified herein or not. The granting of this permit does not presume to give authority to violate or cancel the provisions of any other state or local law regarding construction, repairs, placements or the performance of such construction, repairs or placements.

SIGNATURE (1) _____ SIGNATURE (2) _____ DATE _____

CITY USE BELOW ONLY

INSPECTOR NOTES: _____

FORMS CHECKLIST:

WINDSTORM INSPECTOR DOCUMENTS, SUCH AS WPI-1 OR EQUIVALENT HAS BEEN RECEIVED TO CERTIFY PLACEMENT BEFORE DELIVERY?

☐-YES DATE? _____ TDI APPLICATION # _____

PERMIT CANNOT BE ISSUED AND PLACEMENT CANNOT OCCUR UNTIL RECEIVED.

FINAL WINDSTORM WPI-8 CERTIFICATION RECEIVED OR RESEARCHED AND FOUND CERTIFYING THAT THE INSPECTION WAS COMPLETED AND ACCEPTED BY THE

STATE? ☐-DATE: _____ WITH COPY ATTACHED

I _____, CITY BUILDING OFFICIAL CERTIFY THAT THE BUILDING HAS BEEN PROPERLY PLACED WITH ALL DOCUMENTATION RECEIVED AND I HAVE INSPECTED THE PLACEMENT AND THE BUILDING IS CERTIFIED FOR HUMAN OCCUPANCY, MEETING MINIMUM OCCUPANCY REQUIRMENTS FUOIND IN IRC APPENDIX 'V'. I FURTHER STATE THAT IN THE EVENT OF A TROPICAL STORM OR HURRICANE AND THE COUNTY AND/OR CITY ISSUES AN EVACUATION ORDER THE OCCUPANTS HAVE BEEN INFORMED THAT THEY SHOULD SEEK SHELTER ELSEWHERE AND SHOULD NOT SHELTER IN PLACE.

SIGNED _____ DATE _____

International Residential Code

IRC APPENDIX V

SUMMARY of MINIMUM RESIDENTIAL OCCUPANCY REQUIREMENTS

The following is a summary of details contained in the previously adopted IRC 2006 Building Code and this summary is NOT all inclusive. Reference Chapter 3 IRC

Residential Occupancy

- ALL structures, whether stick built, constructed from components manufactured elsewhere and assembled on site or moved in, as in a portable building (except RV's) for the purposes of human occupancy shall have a total, minimum square footage of 240 square feet calculated by exterior dimensions using standard 2x4 or 2x6 walls. Windstorm requirements shall be required and satisfied via a valid WPI-1 issued by TDI and inspection.
- Habitable Rooms, such as a separate bedroom, shall have a minimum of 120 square feet.
 - ☒ If structure is an efficiency the minimum, total square footage applies and the room is defined as a Habitable Room. (Bathrooms are a separate category).
 - ☒ Kitchens, Dining Rooms and etc. shall have a minimum of 25 square feet regardless whether a separate room or part of a greater room. If part of a greater room, such as a living room or bedroom (as in an efficiency) the 25 square feet is in addition to the 120 square feet required for a Habitable Room.
 - ☒ ALL Habitable Rooms shall have a horizontal width no less than 7 feet in any direction.
 - ☒ Bathrooms shall have a minimum of 16 square feet.
- Other Habitable Rooms shall have a minimum of 70 square feet.
 - ☒ This dimension is in addition to any other rooms and is part of the total, minimum square footage requirement.
- Any portion of a Habitable Room having a sloping ceiling less than 5 feet from finished floor to finished ceiling is prohibited.
 - ☒ Exception: Beams for support, but project less than 6 inches in to the room.
 - ☒ Sloped ceilings shall have at least 50% of floor space with a minimum ceiling height of 7 feet, but no less than 5 feet from finished floor to finished ceiling.
- Hallways, corridors, bathrooms, toilet rooms laundry rooms shall have a minimum height of 7 feet measured from finished ceiling to finished floor.
 - ☒ Minimum width of hallways is 3 feet or more.
- Habitable Rooms shall have an aggregate window area of not less than 8 percent of the floor area of the room.
 - ☒ However, one window shall be a minimum of 3 feet x 3 feet or 2 feet 8 inches x 3 feet 6 inches AND the bottom of the window shall be no higher than 42 inches from the floor.
- Structure shall have a minimum of one door for egress to the outside and this door shall be a minimum of 36 inches wide (standard 36 inch width door) with side hinges.
 - ☒ No other doors are required, but may be required considering the size of a structure.
- Bathrooms shall have no less than 3 square feet aggregate window area, one half of which shall be openable.
 - ☒ Exception: Where artificial lighting AND mechanical ventilation is provided exhaust shall be direct to outside & window area can be reduced.
 - ☒ Bathrooms shall have a minimum ceiling height of 6 feet 8 inches from finished floor to finished ceiling.
- Roof design shall be limited to Gable, Hip or Lean-To style:
 - ☒ Exception: Barn style or Gambrel roofs shall have reinforcing cross members, like ceiling joists to withstand wind loads to satisfy any windstorm criteria and inspection by a certified windstorm inspector.