

BUILDING CODES:

The City of South Padre Island Building Department Adheres to the 2018 International Building Code, 2018 International Residential Code without Section R313, P2904 (deleted), 2018 International Fire Code with Appendix L of the International Fire Code addressing requirements for Fire Fighter Air Replenishment Systems in high-rise buildings, and without Appendix M (deleted), 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2017 National Electrical Code, 2018 International Energy Conservation Code, 2018 Existing Building Code, the 2018 Property Maintenance Code, and 1985 Standard Unsafe Building Abatement Code and all other amendments thereto except as modified by the Code of Ordinances.

Construction documents must be submitted electronically to *spi-permits@myspi.org* with the following information:

CONSTRUCTION CHECKLIST

- _____ Will your electrical service entrance wires be underground? If yes, please apply for a Right of Way Permit
- _____ Contact AEP for a site visit prior to construction Phone #877-373-4858
- _____ Beach and Dune Permit Clearance ***
- _____ Application for Building Permit
- _____ Home Owner Association (HOA) approval letter for Condominiums
- _____ Energy Conservation Calculations (REScheck, COMcheck)
- _____ Manual J
- _____ WPI-1 Form
- _____ Site Plan **
 - _____ Survey **
 - _____ Lot dimensions per plat
 - _____ Easements per plat
 - _____ Verify use of property
 - _____ Setbacks complying with Zoning
 - _____ Height restrictions complying with Zoning
 - _____ Driveway per Ordinance
 - _____ Parking per Ordinance
- _____ Engineering Grading and Drainage Plan (Elevations in relation to mean sea level (MSL) and adjacent street elevation **
- _____ Building Plans **
- _____ Foundation Plans
- _____ Structural Plans and Calculations **
- _____ Windstorm Plans with pile schedule **
- _____ Landscape Plans
- _____ Lighting Plans
- _____ Erosion Control Plans
- _____ Elevation Certificate per construction plans **
- _____ Electrical, Plumbing & Mechanical Plans **
- _____ Sprinkler Plan and Calculations *
- _____ Fire Resistive Assembly Specifications *
- _____ Compliance with 2012 Texas Accessibility Standards (TDLR) *

*Not Required for One or Two Family Dwelling

**Ensure proper signatures and seals are affixed as required by City Ordinance, State & Federal law (Architectural, Engineering and Surveyor) as applicable

***A Beach and Dune Permit is required for any work/development located east of Gulf Blvd, a Building Permit cannot be issued until the B&D Permit has been approved & issued first (See Ordinance Chapter 22)

NOTE: FORM BOARD SURVEY WILL BE REQUIRED AND APPROVED BEFORE POURING FOUNDATION AND AN ELEVATION CERTIFICATE (under construction) AFTER POURING FOUNDATION

ANY REQUIRED REPLATTING PROCEDURES TO BE COMPLETED BEFORE ISSUANCE OF THE BUILDING PERMIT

LICENSE & PERMIT BOND IS REQUIRED

Sec. 4-20 (A) Upon the granting of a building permit, a bond with good and sufficient sureties for a sum of not less than Ten Thousand (\$10,000) Dollars providing for the payment to the City and to any person or persons injured or damaged in person or property of the City, for all injuries and damages caused by, or growing out of or in any manner connected with such moving, demolition or construction, is required.

Plumbers and HVAC require liability Insurance