

New Home Permit:

Includes All necessary construction for completion of the house and boat house / docks if included with piers and approved, Pilings, Concrete work, driveways, elevators if included in the plan review, landscaping, etc...

Other permits required Electrical, Plumbing and HVAC.

Additional permits required may be Fencing, Cargo lift, elevator, swimming pool, Irrigation, LPG tank

Welcome to The Village of Tiki Island

802 Tiki Drive Tiki Island TX. 77554 Office 409-935-1427 Fax 409-935-4670

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New Construction Building Permit Guidelines and Forms

The following guidelines are printed to assist you as an owner or builder to make your construction project as problem free as possible. If you have any questions, please feel free to contact the Village of Tiki Island between 10 AM and 5 PM Monday thru Thursday.

Prior to a building permit being issued by the Village of Tiki Island, you must submit two sets of plans; a current survey with plot plan to include all proposed improvements including the boat house or piers. There is a \$100 non refundable plan review fee required at time of drop off. Fill out an appropriate HMO/section leader application and get approval as needed. This procedure is required for all new structures, additions or major remodels.

Check out Tiki Island Ordinances or deed restrictions that may apply to your project they are available on the Village Web Site.

Tiki Island Civic Association (TICA) covers Sections 1,2,3,5,6,7,8,9,10,11,12, and 13. Applications are available at City Hall or on TICA web site. Applications can be dropped off at the Village office along with a check for \$100.00 made out to TICA. The Architectural Committee of Tiki Island will inspect for compliance with deed restrictions.

Tiki Yacht Club Colony sections 1 & part of 2, Section Leader Al Reida 409-789-3185. Submit plan package to building inspector at City Hall.

Tiki Cove Estates L.C. Section 4, TBA

Tiki Island Sections 15, 15A, 15C & 17 Controlled by Village Ordinance and may need to obtain 60% of the property owners vote for approval.

All Builders and Contractors have to register with Tiki Island the fee is \$50 annually.

After approval by the appropriate association should return stamped and or signed forms or plans. The following items must be attached to your plans when applying for your building permit:

1. Two sets of **Engineered stamped** plans, also a digital copy, will be submitted to the Village of Tiki Island Building Inspector to be inspected for compliance with village building codes, ordinances, FEMA regulations, the 2018 International Building code to include Texas Department of Windstorm Insurance Regulations for Inland One 120mph 3 sec gust zone.
2. Completed building applications to include \$ **value of improvements**, living space square footage, decks and porches square footage and ground floor enclosure square footage.
3. A **FORM** Survey is required before any **FOUNDATION** pours or a piling survey if wood pilings are to be used.
4. V-Zone Design Certificate signed and stamped by Registered Professional Engineer
5. V-Zone classification letter signed by owner
6. An individual permit is required for: Electrical, Plumbing, Air Conditioning, Irrigation, Fire Sprinkler, fences, pools, and LPG, etc., must be pulled by contractor and a copy of their license and insurance is needed and they must be registered with The Village of Tiki Island as a contractor.
7. Completed Energy Code Compliance (Res-Check) submitted, signed and inspected by qualified person.
8. **Very important** - Current survey to include an accurate detailed and dimensioned site/ plot plan to include all easements, build line markers and lay out of house, **boat house**, concrete, decks,

platforms, stairs, fences pools etc. **(all improvements shown exactly as to be built)**. **If second lot or half lot is to be encroached by building, swimming pool or improvements it must first be re-plated and approved through city council before permit will be issued.**

9. Building Occupancy Checklist must be signed **by owner or builder**.

Upon receipt of the applicable bonds, fees and permit charges, your building permit will be issued and **(Must be posted)**

Each permitted person is responsible to contact the State Board of Insurance before construction begins at (409) 986-9552 or (800) 248-6032 or (512) 463-3004 this may be handled through your Windstorm engineer. If you are permitted for a commercial building, you will need a business License and you must contact the Galveston County Health District who issue permits for food handling, food services, gasoline and or other. Call (409) 763-8531 for information. Commercial buildings will also require an inspection and approval by the Fire Marshal before occupancy will be issued.

NOTE: Important Apply and pay for your water and sewer connections prior to beginning construction, water district # (409) 935-1486. You must contact the Building Inspector to arrange electrical service (temporary power inspection) at the village office or email inspectionclerk@gmail.com

FLOOD Note: Tiki Island has a 2 ft freeboard requirement that's to say add 2 additional feet to your base flood elevation requirement. **To elevate above Base Flood Elevation will reduce your flood insurance premium!!**

Enclosures Below BFE - Tiki Island Ordinance allows a Maximum of 299 square feet to be enclosed with breakaway walls for non-habitable use and is limited to storage, parking and building access.

NOTE: To enclose more than 299 Sq. Ft. below Base Flood Elevation (BFE), even with breakaway walls, will be considered by FEMA to negate the less than 299 Sq. Ft. exemption. Your ground floor may then become your lowest floor and raise your insurance premiums tremendously. You may enclose your ground level with lattice, louvers, and insect screening, which is at least 50% open without penalty.

Slab elevations below the home (at ground level) may be 12 inches above the street but no lower than 6 inches. Fill is not permitted for structural support in a V Zone.
Placement of manufactured homes not allowed.

ATTACHMENTS:

- 1) Village of Tiki Island Building procedures, List of codes and Ordinances with amendments, V-Zone Regulations, required inspections list, permit fee schedule, Breakaway wall & example concrete column drawing with detail and specifications
- 2) V-Zone Design Certification example letters for Registered Professional Engineer
- 3) V-Zone Classification Letter for the owner to sign
- 4) Building Occupancy Checklist

Inspections by the Village of Tiki Island Building Department are Monday thru Friday and must be called in for scheduling. To schedule inspections call (409) 935-1427 stating the name and address of the project and type of inspection needed. Most inspections are done same day but regulations allow 24 hours notice, so plan your inspections.

NOTE: All responsible parties, contractors, subcontractors and or owner of dwelling are responsible for calling in for their inspections. Inspection will not be made unless the 8½" X 11" Building Permit Card is visible from the street on all construction sites.

Required inspections are:

1. **Project layout - on site** (plot plan must be followed) string line lay out and property pins must be clearly marked and verified. **If the site inspection is not clearly verifiable or building is to be set tight on the build line it will need to be set by the Surveyor. Build lines are not to be encroached by the outer most protrusion of living space wall, not to be confused with overhangs, porches or stairs.**
2. **Piling Inspection – Before driving or setting, sub pile and boathouse piling they must be inspected.** Minimum size wood piling for supporting house 10 inch diameter by 28 ft. Note: should be 14 ft in ground minimum, but depending on elevation and weight of house this may vary. Minimum size wood piles supporting decks or open structures on land or in water must be 8 inch minimum diameter by 28ft. for land and treated for ground contact CCA 0.6. Locations in the water 32ft. with marine treatment CCA 2.5. Sub pilings 20ft long x 8inch ground contact treatment and must be driven to grade.
3. **Rough plumbing:** (in ground inspected before cover with fill) to be filled with water in 5' stand pipe and plugged outside foundation properly graded, bedded and schedule 40 pvc min. No sanitary sewer rough in plumbing for ground floor will be allowed.
4. **Foundation: Must be inspected prior to pouring! Must turn in FORM SURVEY. (No floating foundations)** Steel and plastic in place, all plumbing piping to be sleeved and/or coated at this time.
5. **Columns and steel** before forms are poured - must have stringers up, elevation verified, all bolts and J hooks ready and be on site.
7. **Framing:** all structural lumber **to be #2 or better, all exterior wood or exposed wood to be treated, all framing 16" centers or approved**, all nails, bolts strapping etc. must be corrosion protected or made of corrosion resistant material. It is best to get your engineer to do their inspection before the city inspection. All required strapping, clips, bolting and bracing to be complete before siding. Decking and sub sheathing may also be verified at this time. **All Exterior Sheathing will be 5/8"plywood or equivalent and must be approved.** 1/2" & OSB permissible for below BFE, breakaway walls, sheer walls etc. 1 1/8 T&G sub floors or better & glued. Attic stairs 350 Lb capacity 30"X54" rough opening. 30"X 30" platform minimum 24" minimum passageways. Fire wall protection between house living space and parking areas. Elevator pits must have a drain to ground. Stairs outer stair stringers to have a solid 2x12 in addition to the notched stringer and 16" maximum mid support stringer spacing. 4" X 4" supporting posts for stairs and landings maximum free span 7 ft. 4" X 6" max span 8 ft. No sheet metal clipping and strapping for exposed to weather conditions must be stainless, treated wood or better.
8. **Cover up inspection** - Framing, stairs, decks, temporary handrails, nail guards etc will be looked over again.
9. **Electrical (rough-in) NO ALUMINUM WIRE, Must have outside disconnect at meter and not be located on breakaway walls**, proper wire sizing #12 AWG MINIMUM, in-ground mains in conduit 18" deep schedule 80 PVC on unprotected risers. Locate main breaker panels above BFE and not in clothes closet, 3 ft clearance rule. Below BFE use GFI protection and try to keep outlets high as possible. Fireplaces to have separate #6 ground wire. Interconnected smoke alarms in all sleeping areas, hall ways, in foam or controlled climate attics, mechanical rooms and down stairs enclosures. **Note: Power cut in** will be at 90% completion, all wires to be terminated or safe and or covered, plugged, switched, all smoke alarms in, breaker panels terminated, etc. The electrician should do the energizing of circuits.
Electrical Cut In - After inspection and verification that the project is 90% complete or safe for turning on the electrical power the Building Inspector will inspect and "green-tag" your project. The Village will notify Center Point Energy that the project is approved for power to be turned on.

Important - The owner or contractor will need to have a provider and set up an account before the power will be cut in.

10. **Plumbing top out:** prior to inside cover with insulation or sheetrock. Water test on all sch 40 sewer lines and water lines, properly strapped and insulated, shower pans, all water heaters **must have exp tanks**, drain pan and relief lines complete. No bathrooms, open sewers or plumbing other than hose bibs or fish cleaning sinks at ground floor in V-zones. Elevator Pit Drains to ground required (non hydraulic) and sealed receptacle type pits for hydraulic elevators.
11. **Air conditioning:** all air boxes, ducting, chases, returns completed and sealed. 2" insulation, all drains complete properly trapped and insulated. 1½ "min trap size when tied to sewer vent stack- and no drain line openings below evaporator drain pan. No electrical, sewer or venting in return air chases. Units must have disconnects, safety pan float switch, proper lighting and platforms.
12. All concrete work and driveways to be inspected prior to pouring, must be reinforced with #3 Rebar on 16' centers and elevated on chairs or bricks, bottom of concrete flat work must be below grade on perimeters. All driveways must slope away from the street minimum of 2 inches for the first 10 feet to avoid ponding at the street and facilitate water drainage to the canals. Driveways must also have an expansion joint at the property line when the driveway passes over an easement to facilitate breakouts and repairs. All clean outs or meters located in driveways will need to be inspected by the water department for accessibility and may require a box out.
Absolutely NO weekend or Holiday pours without prior approval of Building Inspector!
13. **Final inspection:** Prior to calling for your final, the project must be clean of scrap lumber, roofing, trash, concrete dumps and other debris. Adjacent lots and streets must be clean and free of rutting or any type of damage. At the time of completion of the project, power must be on, LPG tank completed, tested and full (if applicable) water heater on, everything must be terminated, installed and in working order.
14. **Certificate of Occupancy will be issued: When** all paper work completed, see Building Occupancy Checklist page 14.

NOTE: Very Important: Per ordinance "ALL" contractors shall be required to have and maintain a 'barrel-type' receptacle with a minimum of fifty-five (55) gallon capacity for trash purposes on each job site for which a permit is issued. All new construction or large remodels require dumpster or equivalent and portable toilet if no facilities are available. NOTE: Portable sanitary facilities are required on all new construction sites and must be maintained. Streets must be kept clean and undamaged. When doing dirt or site work, take the time to clean the dirt and mud from tires and roads immediately to keep your bond money from being at risk. "Silt fences are required" to keep sand, soils and debris from running off into canals. Keep your job sites clean, control blowing trash and please respect your neighbor's property, do not drive, trespass or borrow without permission. No working before daylight or after dark. No more than one sign per job site and must not exceed 8 square feet in size. Signs permitted during construction only and must be removed on completion of work.

Building Procedures Village of Tiki Island

ABSOLUTELY NO VARIANCES WILL BE ISSUED FOR BUILDING CODES

- A. Builder or owner will submit plans, specifications and plot plan to the Village of Tiki Island office for work to be performed. This procedure is required for all work whether new structures or on the interior or exterior of existing structures. This includes new construction, remodeling, alteration or additions to existing structures, bulk heading, dredging, fencing, swimming pools, LP gas cylinders, etc.
- B. Plans, specifications and plot plan to be checked by Building Inspector and Homeowner Association and appropriate section leader where applicable **before** permit or construction can begin. **All variances will be attached to the original permit**
- C. After "review" and payment-in-full of all required fees and bonds, permits will be issued. After the permit is issued, the Building Inspector will do a site inspection for the temporary power

and will notify Center Point Energy that the permit has been granted to hookup temporary electric power. A Provider and an account will need to be in place.

The electrical contractor must do the installation and call it in when ready.

- E. **The permit must be posted** in plain sight of the street on a temporary utility pole or a Visible appropriate location and maintained until work is completed.
- H. For the Village of Tiki Island, new construction plan review is \$100.00 the cost of the permit varies with the size and type of structure. See fee schedule page 8
- I. **All Paid Permit Fees are NON REFUNDABLE!**

The codes and Ordinance under the jurisdiction of the Village of Tiki Island are:

2018 International Residential and Building Code – 2018 International Plumbing, Mechanical & Energy code and the 2017 National Electrical Code, All Tiki Island Ordinance’s – **Sign Ordinance (No Sign larger than 8 square feet)** Texas Insurance Association Windstorm Resistant Construction Code for Inland 1- 120 mph zone– National Flood Insurance requirements and all other ordinances to include Federal Emergency Management Administration (FEMA) codes adopted by the Village of Tiki Island.

ALL CODES AND ORDINANCES WILL BE STRICTLY ENFORCED

Violations of the codes and ordinances and their corresponding penalties will be determined under the laws of the Village of Tiki Island.

Inspections that are called in but are not ready when the Building Inspector arrives, an additional \$50.00 fee, per inspection, will be paid to the Village of Tiki Island before the project will be signed off on.

The Building Inspector has full authority over all violations to request work be ceased until violations are corrected. This is true for all codes and ordinances in effect within the jurisdiction of the Village of Tiki Island.

Appeals of the building Inspector’s authority or interpretation can be brought to the Village Council and must be submitted in writing. A ruling made by the building Inspector can only be overturned by the Village Council.

Minimum Inspections Required But Not Limited To:

- 1. New structures such as a house require 104 inspections, minimum
- 2. Remodeling or alterations require 2 inspections, minimum
- 3. Bulk heading requires 4 inspections, minimum
- 4. Lot lines require 1 inspection, minimum
- 5. Dredging requires 3 inspections, minimum
- 6. Fencing requires 2 inspections, minimum
- 7. Swimming pool installation requires 3 inspections, minimum
- 8. Propane gas tanks require 2 inspections, minimum
- 9. Additional inspections are subject to a \$50 fee

There is a load-limit ordinance in effect on Tiki Island, as follows:

Ordinance 40-37 20,000 lbs. per axle, total of 50,000 lbs. Any heavy equipment, cement trucks, lumber trucks, sod-carrying trucks or overloaded or oversized vehicles of any kind exceeding these limits will be issued a ticket by the Police and fined according to the law and the Village of Tiki Island Ordinance. Most local concrete providers to Tiki Island are aware of the limit.

“V” Zone Regulations

All buildings or structures shall be elevated so that the bottom of the lowest horizontal structural member of the lowest floor is located no lower than the base flood elevation plus 2 feet. All spaces below the lowest horizontal structural member open so as not to impede the flow of water, except for breakaway walls as provided for in Article 4-44 of the FEMA Coastal Construction Manual Building Regulations.

Pilings or columns used as structural support and the structure attached thereto shall be designed and anchored so as to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeding in any given year.

Space below the lowest elevated floor used only for limited storage, parking or building access. All areas must be designed with the breakaway walls. However, consideration should be given to the resulting insurance rating criteria based on: If Unfinished enclosed area is less than 299 sq. ft., it is not considered the lowest floor if designed with breakaway walls as provided for in Article 4-44 of the FEMA Coastal Construction Manual or If the unfinished area is enclosed with walls made of insect screening or latticework, it is not considered the lowest floor regardless of size.

In V Zones, the lowest floor is determined at the underside of the lowest horizontal structural member and A Zones are at finished floor.

NOTE: To enclose more than 299 sq. ft. below Base Flood Elevation (BFE), even with breakaway walls it will be considered by FEMA to negate the 299 sq. ft. exemption. Your ground floor will then become your BFE. This may increase your insurance cost tremendously and; possibly put your structures insurability at risk. You may enclose your ground level with lattice, louvers and insect screening, which is at least 50% open without penalty.

Village of Tiki Island New Building, House or Addition Permit Application
802 Tiki Dr. Tiki Island, Texas 77554 (409)935-1427 Fax (409) 935-4670

Address: _____ **Legal Description: Lot** _____ **Section** _____
 New _____ Addition/Remodel _____ Other _____

Owner: _____ Name _____ Street Address _____ City / State / Zip _____ Phone _____	Contractor: _____ Name _____ Street Address _____ City / State / Zip _____ Phone _____	Engineer or Architect: _____ Name _____ Street Address _____ City / State / Zip _____ Phone _____
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Residential Buildings only: # Bedrooms _____ # of Baths: (Full) _____ (Partial) ____	Non-residential Buildings: Specify type of use _____
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Structure: Total Sq. Ft.: _____ Living area: _____ Deck: _____ Storage / Garage Enclosure: _____ (Max 299 Sq ft allowed)

If this is a major addition permit you must have current copy of homes appraised value of improvements. If there is an elevation, code, enclosure or pre-existing condition in violation of current regulations and the improvements exceed 50% of the appraisal value the entire structure must be brought up to current laws, codes, ordinances, restrictions and regulations.

Structure: \$ _____	Appraised Value of Existing structure if applicable: _____	_____
	Appraised value of new improvements if applicable: _____	_____
	Tiki Freeboard is 2 feet	
Electrical: \$ _____	Natural ground elevation of site: _____	_____
	Current Effective Map Elevation	_____
Plumbing: \$ _____	Elevation of existing structure if applicable: _____	_____
HVAC: \$ _____	Proposed elevation of new structure or addition	_____
Other (Elevator, _____ etc.) \$ _____	V-Zone - measured to the bottom of lowest horizontal structural member.	
	A-Zone – measured to finish floor	
Total cost of improvements \$ _____		

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 complied 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 other state or local law regulating construction or the performance of construction. In signing of permit I accept full responsibility of all laws and regulations.

_____	_____
Signature of Contractor or Authorized Agent	Date
_____	_____
Signature of Owner (If owner is builder)	Date

When properly validated (in space below) this is your permit.

Plan check validation _____ Permit validation _____ **Total Permit cost CH #** _____
PERMIT# _____ **BOND - \$1500 Ch#** _____

TIKI ISLAND DESIGN CERTIFICATE

Policy Number (Insurance Co. Use) _____

Note: The V Zone design certificate is not a substitute for the NFIP Elevation Certificate (see Fact Sheet No.1.4, *Lowest Floor Elevation*), which is required to certify as-built elevations needed for flood insurance rating.

Name of Owner _____ or Builder _____

Building Address _____ Tiki Island, TX 77554 **Permit #** _____

SECTION I: Flood Insurance Rate Map (FIRM) Information

Community No. 481585 *Panel No.* 0416 0420 *Suffix* G *FIRM Date:* 8/15/19 *FIRM Zone* A V

SECTION II: Elevation Information Used for Design

[NOTE: This section documents the elevations/depths used or specified in the design – it does not document surveyed elevations and is not equivalent to the as-built elevations required to be submitted during or after construction.]

- 1. FIRM Base Flood Elevation (BFE) _____ feet*
- 2. Community’s Design Flood Elevation (DFE) NOTE: BFE Plus 2 ft of freeboard _____ feet*
- 3. Elevation of the Bottom of Lowest Horizontal Structure Member _____ feet*
- 4. Elevation of Lowest Adjacent Grade _____ feet*
- 5. Depth of Anticipated Scour/Erosion used for Foundation Design..... _____ feet
- 6. Embedment Depth of Pilings of Foundation Below Lowest Adjacent Grade..... _____ feet

* Indicate elevation datum used in 1-4: · NGVD29 · NAVD88 · Other _____

SECTION III: V Zone Design Certification Statement

I certify that: (1) I have developed or reviewed the structural design, plans, and specifications for construction of the above-referenced building and (2) that the design and methods of construction specified to be used are in accordance with accepted standards of practice** for meeting the following provisions:

- * The bottom of the lowest horizontal structural member of the lowest floor (excluding piles & columns) is elevated to or above the BFE.
- * The pile and column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of the wind and water loads acting simultaneously on all building components. Water loading values used are those associated with the base flood***. Wind loading values used are those required by the applicable State or local building code. The potential for scour and erosion at the foundation has been anticipated for conditions associated with the base flood, including wave action.

SECTION IV: Breakaway Wall Design Certification Statement

[NOTE. This section must be certified by a registered engineer or architect when breakaway walls are designed to have a resistance of more than 20 psf (0.96 kN/m2) determined using allowable stress design]

I certify that: (1) I have developed or reviewed the structural design, plans, and specifications for construction of breakaway walls to be constructed under the above-referenced building and (2) that the design and methods of construction specified to be used are in accordance with accepted standards of practice** for meeting the following provisions:

- * Breakaway wall collapse shall result from a water load less than that which would occur during the base flood***.
- * 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 (see Section III).

SECTION V: Certification and Seal

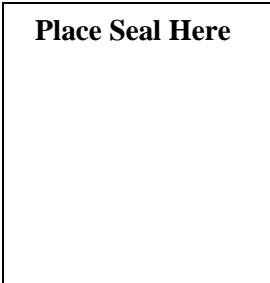
This certification is to be signed and sealed by a registered professional engineer or architect authorized by law to certify structural designs. I certify the V Zone Design Certification Statement (Sec III) and the Breakaway Wall Design Certification Statement (Sec IV).

Certifier’s Name _____ License Number _____

Company Name _____ Telephone _____

Full Address _____

Signature _____ Date _____



V-Zone Classification Letter Owner or Builder “only if Builder is Owner”

Date: _____ In reference to all structures being built or substantially improved in V-1 through

V-30 Zones, Tiki Island, Texas: Address _____

Permit #: _____, issued to Owner/Builder _____

Is accepted in with the understanding there will be no habitable floor area below the base flood elevation nor any appurtenant machinery or equipment used for the service of the structure as described below:

Construction with Enclosure and Obstruction: Enclosed space below the first floor level will not be habitable and will be used only for limited storage, parking and building access and will conform to the FEMA Coastal construction Manual. Any such enclosure will be constructed and shall remain non habitable “unfurnished for living space”, and will not exceed 299 sq. ft.

Construction free of obstruction: Space below the lowest floor must be completely free of obstruction excluding stairs; however, any attachment to the building may have: Insect screening, lattice louvers and or open type construction with a minimum of 50% open area is allowed without penalty.

Construction - with obstruction:

Space below the lowest floor has breakaway walls, doors (to include garage doors), glass, windows etc. between columns but does not make an enclosure (enclosure-surrounded on all sides with solid break a way walls) and will conform to the FEMA Coastal Construction Manual.

The construction described above must be designed and installed to collapse under wind and water loads without causing collapse, displacements, or other structural damage to the elevated portion of the building or supporting foundation system.

Zone Classification: V- _____ Base Flood Level: _____

Print _____ and Sign _____
(Owner)

NOTE: To enclose more than 299 sq. ft. below Base Flood Elevation (BFE), even with breakaway walls it will be considered by FEMA to negate the 300 sq. ft. exemption. Your ground floor will then become your BFE. This may increase your insurance cost tremendously and possibly put your structures insurability at risk. You may enclose your ground level with lattice, louvers, and insect screening, which is at least 50% open without penalty.

Building Checklist for Application and Occupancy
(Must be signed before permit and completed before any occupancy of the structure)

Job site address: _____

Initial

Date

_____ I, Being builder and or owner have received and agree with all of the building procedures, rules, regulations and guidelines for The village of Tiki Island.

Before the Release of the Permit

_____ 2 complete sets of plans to include elevations and Stamped Engineering plans

_____ Lot survey no more than 3 years old with surveyor stamp, must be legible, Must show all Build Lines and easements.

_____ Plot / Site Plan to scale the survey must have all pertinent measurements, show all planned improvements, bold or clearly marked footprint (finish wall living space) Notes on all over hangs, AC platforms, stairs or improvements that will extend over the build lines. Show the drainage indicated by arrows and storm water protection such as silt fence and hay bales and must be maintained.

_____ Construction Elevation

_____ Energy code compliance 2018 International RES-Check Signed, dated, Proper address and certified.

_____ V-Zone Design Certificate - Engineer stamped and signed

_____ V-zone Classification Letter for Owner - Signed by Owner (Allowable usage for areas BELOW BFE & less than 299 sq ft enclosure)

_____ Home owner association/Tiki Island Civic Association (TICA) approval stamped and all fees paid.

_____ Water and Sewer Taps are in process.

_____ Fees paid for Contractor Registration, Building permit fee and Retainer fee/ cash bond

Completion of this section before the release of the Certificate of Occupancy

_____ Final Inspection completed by Building Department, all safety compliance issues completed to include all gas and electrical appliances installed and operating.

_____ Electrical, HVAC, Plumbing contractors have pulled and paid permit fees and completed contractor registration to include all other licensed sub-contractors as applicable such as Fire Sprinklers, irrigation systems, fences, pools, fireplaces, LPG tanks etc.... and must have all required certifications such as backflow certificate.

_____ Final Elevation Certificate completed

_____ WPI -8 completed or WPI -2 completed by Engineer

_____ Final Survey Completed With Improvements

_____ Energy code certification 2018

_____ Landscaping/Drainage easement free of obstructions Sod/ turf completed (Maybe waived due to lack of availability)

_____ Pictures of house

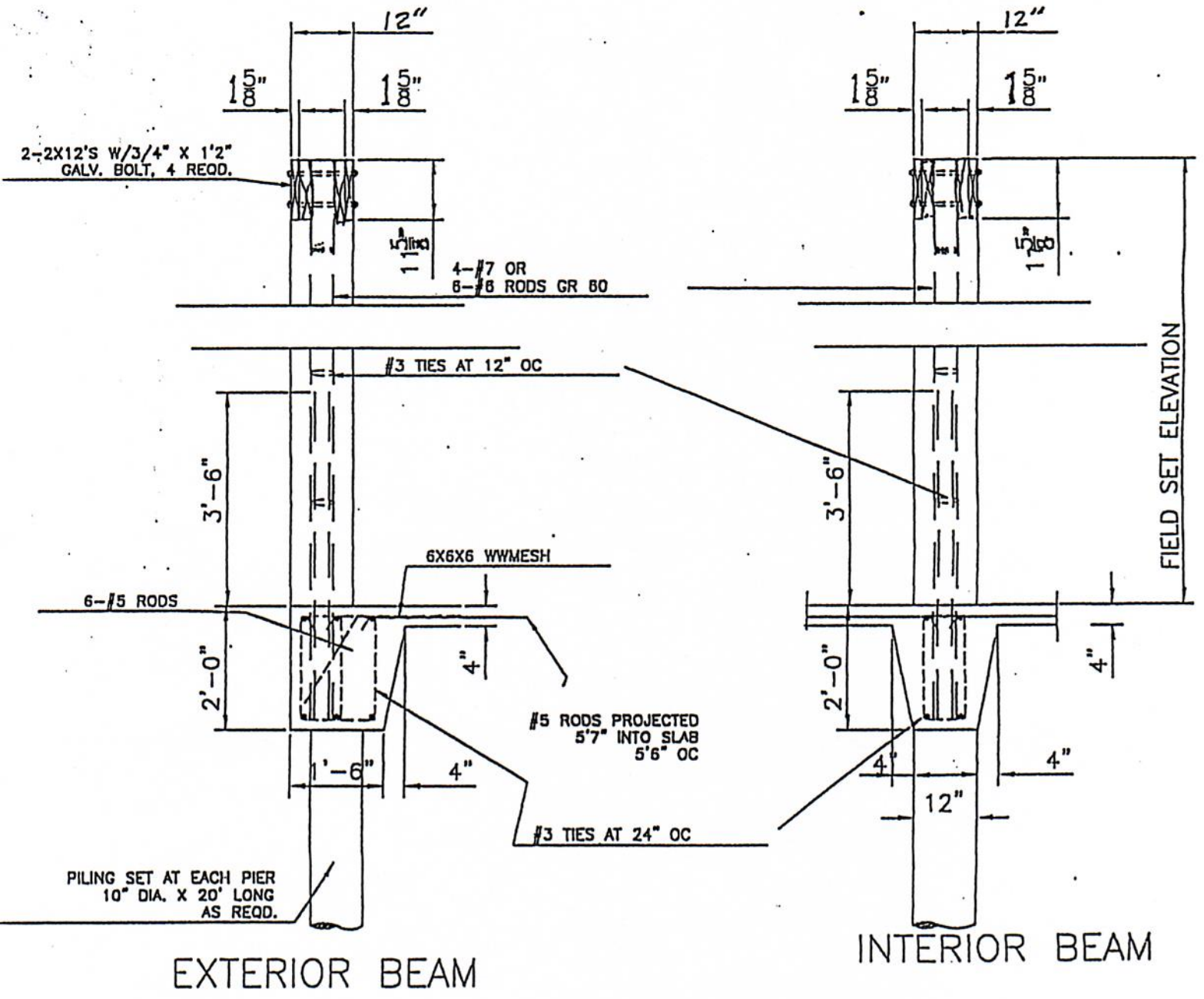
_____ Certificate of Occupancy must be issued by Village of Tiki Island and Bond release signed when the check is returned to the original issuer.

Any occupancy or placement of furnishings and/or personal items in the living area of the structure before this checklist is completed may result in a \$100.00 per day fine.

Builder

Owner

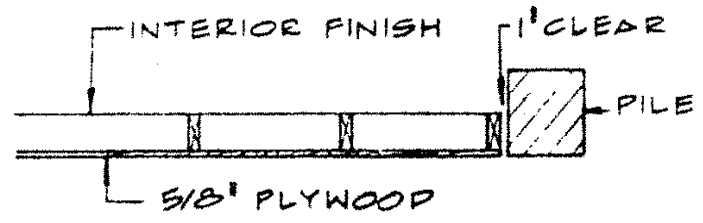
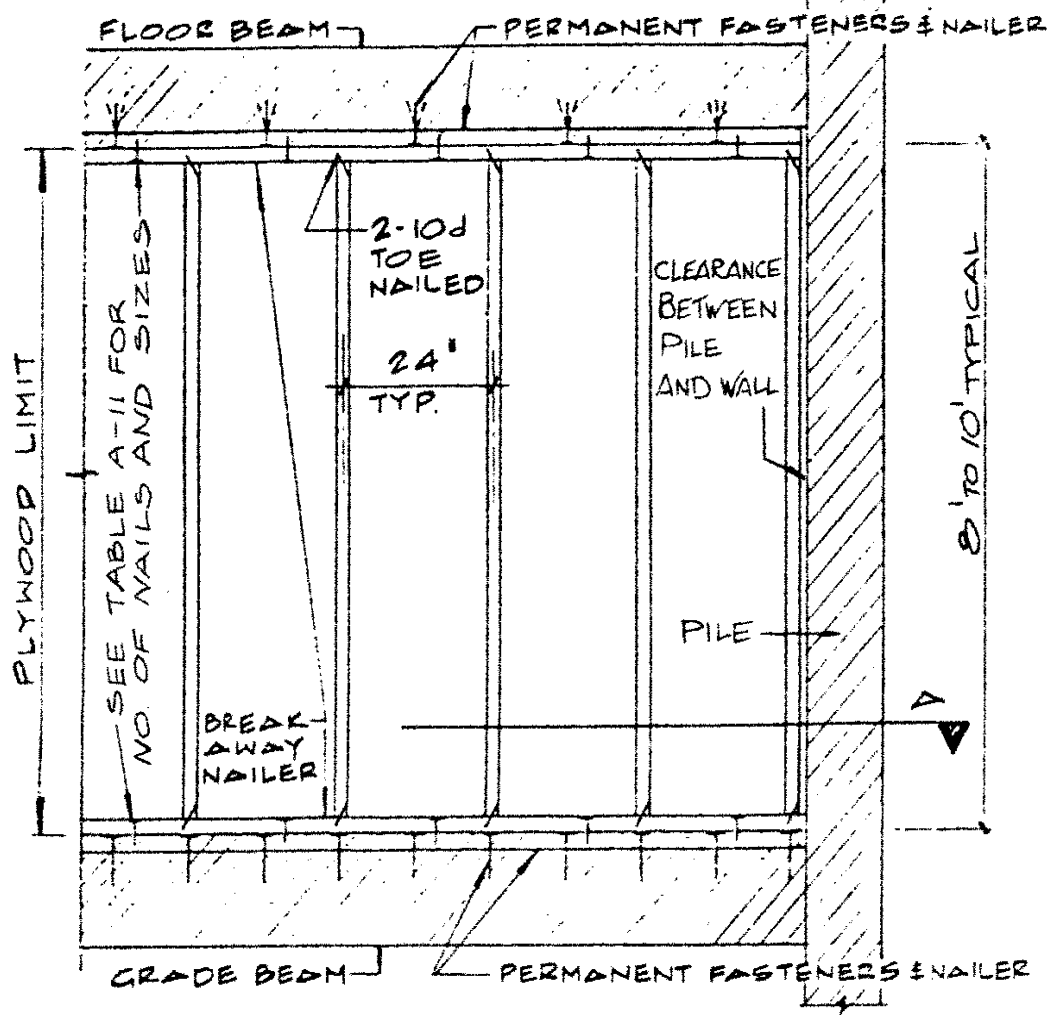
Date



CONCRETE BEAM AND COLUMN DETAIL

APPROVED CONCRETE BEAM AND COLUMN DETAIL FOR
THE VILLAGE OF TIKI ISLAND

2" x 4" WOOD STUD WALL



FEMA Regulation
Wood Stud Breakaway Wall