



ARANSAS COUNTY SERVICE CENTER

1931 FM 2165, ROCKPORT, TX 78382

PHONE NO: 361-790-0152 FAX NO: 361-790-0189 E-MAIL: roadbridge@aransascounty.org

DEVELOPMENT IN ARANSAS COUNTY:

THE REQUIRED DOCUMENTS NEEDED FOR ANY DEVELOPMENT IN ARANSAS COUNTY, INCLUDING NEW CONSTRUCTION, ADDITIONS, MOBILE HOMES, RV'S, AND ETC. ARE AS FOLLOWS:

- **SEPTIC DESIGN:** MUST BE SUBMITTED AND APPROVED PRIOR TO ANY PERMITS BEING ISSUED.
- **COPY OF SURVEY PLAT.**
- **ELEVATION CERTIFICATE:** REQUIRED IF LOCATED IN FLOOD ZONES "A" OR "V".
- **HUB ELEVATION:** REQUIRED FOR ALL LOCATIONS.
- **DEVELOPMENT PERMIT:** REQUIRED FOR ANY STRUCTURE OVER 300 SQUARE FEET (I.E. HOME, BARN, GARAGE, WORKSHOP, STORAGE BUILDING). COST IS \$3.00 PER EVERY \$1,000 COST OF CONSTRUCTION OR VALUE OF STRUCTURE WITH A \$150.00 MINIMUM. **IF CONSTRUCTION OR PLACEMENT HAS ALREADY BEGUN, COST IS \$6.00 PER EVERY \$1,000 COST OF CONSTRUCTION OR VALUE WITH A \$300.00 MINIMUM.** THIS INCLUDES MOBILE HOMES, ADDITIONS, RV'S (ON PROPERTY OVER 180 DAYS), ETC. PERMIT ALSO REQUIRED ON ALL RECONSTRUCTION, REHABILITATION, ADDITION OR IMPROVEMENT OF A STRUCTURE, THE COST OF WHICH EQUALS OR EXCEEDS FIFTY PERCENT (50%) OF THE ARANSAS COUNTY APPRAISED VALUE OF THE STRUCTURE BEFORE "START OF CONSTRUCTION" OF THE IMPROVEMENTS.
- **DEVELOPMENT FILL DIRT PERMIT:** FLOOD ZONE "A" ONLY. PERMIT REQUIRED AND ELEVATION HUB MUST BE SUBMITTED SHOWING ELEVATION PRIOR TO FILL. THERE IS NO COST.
- **TIE-DOWN CERTIFICATE:** MUST BE SUBMITTED ONCE MOBILE HOME HAS BEEN PLACED ON PROPERTY. NO PERMANENT POWER WILL BE GRANTED.
- **FLOOR PLANS:** REQUIRED ON ALL CONSTRUCTION, ADDITIONS OR MOBILE HOMES THAT WILL BE HOOKED INTO A SEPTIC SYSTEM. SUBMITTED PLANS MUST BE LETTER OR LEGAL SIZE ONLY.
- **RV AND MOBILE HOME PARKS:** MUST SUBMIT DRAWING TO COUNTY ENGINEER FOR APPROVAL. THE DESIGN MUST INCLUDE ROADS, SPACES, ETC. ONCE THIS HAS BEEN APPROVED YOU MAY SUBMIT TO THE ENVIRONMENTAL HEALTH DEPT.
- **TEMPORARY RV PERMITS:** RV WILL NOT BE ON PROPERTY MORE THAN 180 DAYS CONSECUTIVELY. NO PERMANENT STRUCTURES MAY BE ATTACHED TO RV. RV MUST REMAIN ROAD READY AT ALL TIMES. SEWAGE WILL BE CONTAINED WITHIN GREY & BLACK-WATER TANKS AND DUMPED AT A WASTEWATER OR PERMITTED SEPTIC SYSTEM.

- **TEMPORARY OR PERMANENT POWER:** TEMPORARY POWER WILL ONLY BE GIVEN ONCE SEPTIC DESIGN HAS BEEN APPROVED AND A DEVELOPMENT PERMIT FOR NEW CONSTRUCTION HAS BEEN PULLED. PERMANENT POWER WILL ONLY BE GIVEN WHEN WE HAVE COMPLETED THE FINAL INSPECTION ON BOTH THE SEPTIC AND NEW CONSTRUCTION (THIS INCLUDES MOBILE HOMES, ETC.). **A FINAL ELEVATION CERTIFICATE IS REQUIRED IF LOCATED IN FLOOD ZONES "A" AND "V". NO EXCEPTIONS.** (IF YOU FILL OUT A DEVELOPMENT PERMIT OR A TEMPORARY RV PERMIT YOU DO NOT HAVE TO FILL OUT AN AEP POWER REQUEST FORM)

- **PERMITS MAY ONLY BE PULLED BETWEEN THE HOURS OF 7:00 A.M. AND 2:00 P.M. WE DO CLOSE BETWEEN 12:00 P.M. AND 12:30 P.M. FOR LUNCH.**

PLEASE CONTACT OUR OFFICE SHOULD YOU HAVE ANY QUESTIONS. OUR OFFICE HOURS ARE MONDAY THROUGH FRIDAY, 7:00 A.M. TO 3:30 P.M. AND CLOSED FOR LUNCH BETWEEN 12:00 P.M. AND 12:30 P.M.

TO ALL PERSONS BUILDING OR REMODELING IN "SPECIAL FLOOD HAZARD AREAS"

THE FOLLOWING DEFINITIONS QUOTED FROM THE NATIONAL FLOOD INSURANCE PROGRAM, PART 59, AND PARAGRAPH 59:1:

"HABITABLE FLOOR MEANS ANY FLOOR USABLE FOR LIVING PURPOSES, WHICH INCLUDES WORKING, SLEEPING, EATING, COOKING OR RECREATION OR ANY COMBINATION THEREOF. A FLOOR USED ONLY FOR STORAGE PURPOSES IS NOT A HABITABLE FLOOR."

TO AMPLIFY ON THIS DEFINITION:

- A. **"WORKING"** DOES INCLUDE A WORKSHOP OR UTILITY ROOM USED ON A FREQUENT BASIS FOR BUSINESS, HOBBY OR HOUSEHOLD PURPOSES. PRESENCE OF A WASHER/DRYER INDICATES THAT THE SPACE IS A WORKING AREA. IT DOES NOT INCLUDE GARAGES OR STORAGE SPACES FOR CARS, BOATS, AND RV'S, ETC. IF THE WALLS ARE CONSTRUCTED WITH OPENINGS TO FACILITATE THE UNIMPEDED MOVEMENT OF FLOODWATERS OR IF THEY ARE "BREAKAWAY" WALLS.
- B. **"SLEEPING"** SHOULD BE SELF-EVIDENT. PRESENCE OF A BED, FURNITURE, RUGS, DRAPES, ETC. IS PRIMA FACIE EVIDENCE OF THE INTENDED USE OF THIS SPACE, AS IS THE PRESENCE OF NORMAL BATHROOM FIXTURES.
- C. **"EATING AND COOKING"** DENOTE AREAS USED FOR THESE PURPOSES AND DO NOT INCLUDE OPEN SPACES USED FOR PICNICS, BARBECUES, ETC.
- D. **"RECREATION"** SPACE INCLUDES GAME ROOMS, GYM AND EXERCISE AREAS AND ENCLOSED BATH AREAS (SAUNAS, JACUZZIS, ETC.).

WHILE A FLOOR USED ONLY FOR STORAGE PURPOSES IS NOT A HABITABLE FLOOR, THE CONTENTS OF SUCH STORAGE SPACE ARE NOT COVERED BY THE INSURANCE. HOWEVER, COVERAGE BELOW THE

LOWEST FLOOR DOES INCLUDE UTILITY PIPES OR WIRES, STAIRCASES (INCLUDING ENTRANCE DOOR AND FRAME), SUPPORTING PIERS, PILES, POSTS, EXTENDED FOUNDATION WALLS AND LOAD BEARING WALLS. EXAMPLES OF THOSE BUILDING ITEMS NOT COVERED ARE "BREAKAWAY" WALLS, FINISHED WALL SURFACES (PAINTING, STUCCO, SIDING, TILES, EXTERIOR OR INTERIOR PANELING) AND OTHER SIMILAR CONSTRUCTION OR IMPROVEMENTS TO THESE AREA.

FREQUENTLY WITH ELEVATED STRUCTURES, THE AREA BELOW THE LOWEST FLOOR WILL BE ENCLOSED AFTER THE FLOOD INSURANCE HAS BEEN OBTAINED. IF THIS TYPE OF CONSTRUCTION OCCURS, THE STRUCTURE IS IN NON-COMPLIANCE WITH FEMA'S MINIMUM CRITERIA AND IS NO LONGER ELIGIBLE FOR INSURANCE COVERAGE. CLAIM ADJUSTERS HAVE BEEN INSTRUCTED TO DISALLOW FLOOD CLAIMS IF THEY DISCOVER THAT THE BUILDING WAS RATED AS AN ELEVATED STRUCTURE BUT, IN FACT, TURNS OUT TO BE WITH ENCLOSURES OR OBSTRUCTIONS BELOW THE LOWEST FLOOR. DENIAL OF FLOOD CLAIMS, CANCELLATIONS OF THE POLICY AND DENIAL OF ALL FORMS OF FEDERAL DISASTER ASSISTANCE COULD BE CATASTROPHIC TO THE PROPERTY OWNER.

FAILURE TO STRICTLY ADHERE TO **FEMA** POLICIES MAY JEOPARDIZE ARANSAS COUNTY'S FLOOD INSURANCE PROGRAM. ANY PATTERN OF NON-COMPLIANCE (MORE THAN A VERY FEW ISOLATED INSTANCES) CAN RESULT IN COMPLETE REMOVAL OF AN ENTIRE COUNTY FROM THE FEDERAL FLOOD INSURANCE PROGRAM. **THIS WILL NOT BE PERMITTED TO HAPPEN HERE.**

OTHER PERMITS ISSUE:

STORMWATER MANAGEMENT PERMIT (COMMERCIAL AND SUBDIVISION ONLY)

DRIVEWAY PERMITS