

Bulkhead/Pier Requirements

Please read, sign, and attach to the Construction Permit Application

No materials may be brought into the Cape, nor construction started until the permit application has been approved. I agree that if any construction is begun without a valid permit having been issued and conspicuously displayed on the property, non-compliance fees will be assessed and the matter may be turned over to the CCPOA attorney for legal remedy and that I will be liable for attorney fees, court costs, and other applicable fees. I hereby grant reasonable access to my property by members of the ACC and CCPOA Board of Directors to determine compliance and progress until such time as the project is completed.

Construction or repair of bulkheads and piers in Cape Carancahua requires an approved Construction Permit.

Approved Materials

Piers -

1. Piles to be appropriately sized round or sided wood, treated for marine use
2. Joists/ledgers/braces/etc. to be treated wood; wood located below normal high tide line to be treated for marine use
3. Deck/railing/etc. to be either treated wood or exterior grade structural plastic
4. Fasteners to be either hot dip galvanized or stainless steel

Bulkheads -

1. Sheet piling to be steel or plastic; if steel, to be appropriately treated for marine use
2. Wood bulkheads to be sided wood or timbers, treated for marine use
3. Poured concrete to be emplaced in forms and use appropriate steel reinforcement
4. Bagged concrete revetments to use bags without plastic liners\

General Construction Requirements

Construction will adhere to all applicable Federal, State, and County requirements. Bulkheads will be emplaced to an adequate depth and have adequately emplaced deadmen/anchors to prevent failure into the bay. Connectors to deadmen/anchors from the bulkhead will be either hot dip galvanized or stainless steel. Bagged revetments will employ a back slope as well as deadmen/anchors. Additionally, bags will be pinned together horizontally and vertically with steel rods, such rods to have a minimum diameter of 1/2".

To apply for a Construction Permit, please supply

1. one copy of all permits, plats, surveys, or maps granted by any Federal, State, or County agency having regulatory authority over this project; this includes the Texas General Land Office and the U.S. Army Corps of Engineers
2. one copy of a stamped survey plat showing property lines, easements, improvements, and the location of the proposed pier or bulkhead
3. one copies of any construction plans, showing details of all construction and means of emplacement
4. materials specifications and details
5. one completed Construction Permit application

The CCPOA and ACC are responsible *only* for ascertaining that our building restrictions are met. CCPOA and ACC make no warranty, implied or otherwise, regarding structural/design strengths.

Signature of Property Owner

Lot #(s)

9-1-1 Street Address

Date

Date Received by CCPOA

CCPOA Office Staff Member