Contractor Meeting Notes
03/04/2021

THERE WILL BE A CONTRACTOR MEETING ON THURSDAY, MARCH 4, 2021, AT 8:30 A.M. THE MEETING WILL BE HELD IN THE CIVIC CENTER AT CITY HALL. DUE TO COVID-19 RESTRICTIONS, THERE WILL BE LIMITED SEATING. THE MEETING CAN BE VIEWED LIVE ON THE CITY’S YOUTUBE CHANNEL BY CLICKING THE LINK BELOW:

HTTPS://WWW.YOUTUBE.COM/CHANNEL/UC-7PXSC6B4EWTRHW7EXNB7G

FOR QUESTIONS OR COMMENTS, PLEASE E-MAIL DON PRATT AT: DPRATT@CITYOFPORTARANSAS.ORG

Plumbing –

Toilets, Faucets, and Sinks that are not being replaced for a remodel, and do not change the drains, venting, or water lines, shall not require a permit.

Water Heaters, Water Softeners (not already plumbed in), Steam rooms or steam showers not already installed in the initial construction of the building shall require Permits

Mechanical-

A permit is required for:

New Duct runs, AHU’s, Compressors, Dehydrators, and when the sealing is removed for adding or changing component of the system.

Electric-

New Panels, Meter enclosures, adding new circuits. The addition of wiring to storage sheds or accessory structures requires a Permit.

Changing of existing fixtures or hanging of ceiling fans on existing boxes shall not require a permit unless part of a remodel.
**Buildings-**

Silt Fencing and sand abatement will be required at construction sites and maintained until landscaping is installed.

Shipping containers shall be permitted if being used as an office, Residence, or when 2 or more are being combined together. The use of Shipping Containers will be subject to the code pertaining to such containers in Section 3115 of the 2021 IBC.

All containers, sheds, or accessory buildings will be subject to submitting a permit application that includes the method of securing or anchoring the structure.

Any removal of walls or ceilings will be considered a permittable remodel

A form survey indicating buildings location and finished slab height shall be submitted with plans for review.

**Sheds –** ICC smaller than 200sqft for residential use and 120 sqft for commercial use codes-size- Must be strapped and meet wind loads. If electrical or plumbing is being installed then permits will be required as well as elevation certificates.

**Energy-**

All plans shall include the Energy Raters company name and address, of the Company contracted. Any contracted Company shall be required to be Registered with the City of Port Aransas.

Energy Raters will not be required for remodels unless they become Substantial Remodels, otherwise the city will inspect the insulation.

**C of O’s or C of C’s, Finals-**

In order to receive any of the above, the following items shall be submitted by the builder prior to the final inspection.

All documentation received by the Engineer of record, Energy Raters final, all inspection both seconds and trade finals, and if ready the WP that is required. All trades and the contractor must be in good standing with the Cities registration at the final.
Signs –

All signs installed, repaired, replaced, or changed, shall require a permit any signs involving electrical will require an electrical permit. Elevated pole signs will require engineering as to the anchoring and windstorm.

Dumpsters and Port A Potties – Are required and NOT allowed in streets. Jobsites must be kept clean and not allow for trash and materials to blow around. Storm drains and streets are required to be kept clean. In the event of a storm/hurricane we will require jobsites to be secured.