Jefferson County Texas
Development Permit Application

7933 Viterbo Road Ste. 4
Beaumont, TX 77705
409-719-5910, Heather.Marshall@JeffersonCountyTX.gov

General Information

1. **No work of any kind may start until the permit is issued.**
2. The permit may be revoked if any false statements are made in this application.
3. If revoked, all work must cease until a permit is re-issued.
4. The permit will expire if no work is commenced within 1 year of the date of issue.
5. The permit will not be issued until any other necessary local, state or federal permits have been obtained.
6. Other permits may be required to fulfill local, state, and federal regulatory requirements.
7. By signing and submitting this application, the Applicant gives consent to the local Floodplain Administrator or his/her representative to make reasonable inspections.
8. **All permit fees are non-refundable**.
9. By signing and submitting this application, the Applicant certifies that all statements on the application and in any additional attachments submitted by the Applicant, are **true and accurate**.

Property Owner Information

Owner Information _____ Email Address _____

Mailing Address _____

Contact Number_____ Signature _____

Applicant Information (if different)

Applicant _____ Email Address _____

Mailing Address _____

Contact Number_____ Signature _____

Required Documents (PDF)

☐ A site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions and proposed development.
☐ Development plans, drawn to scale, and specifications, including where applicable details for anchoring structures, proposed elevation of lowest floor.

Notes: _____

_____

_____

Project Information

Project Address _____

_____ Lot _____ Block _____Acreage_____

Appraisal District Property ID_____ Subdivision _____

Frontage on County Road ☐ Yes ☐ No

Structural Development

A. Type of Structure (choose one)

- ☐ Residential House (1 to 2 Families)
- ☐ Residential (More than 2 families)
- ☐ Non-Residential
- ☐ Manufactured (mobile) Home
- ☐ Recreational Vehicle (RV)
- ☐ Combined Use (Residential and Non-Residential)
- ☐ Non-Residential – Business
- ☐ Demolition
- ☐ Renovations (improvement, flood, mold, hurricane, tornado damage)
- ☐ Mobile Home/RV Park

B. Type of Structural Activity (choose one)

- ☐ New Structure
- ☐ Addition to Existing Structure
- ☐ Alteration of Existing Structure
- ☐ Relocation of Existing Structure

No. of Bed _____No. Bathrooms_____

C. Other Development Activities

- ☐ Excavation (not related to Structural Development listed in Part A or B)
- ☐ Placement of fill material
- ☐ Grading
- ☐ Mining
- ☐ Drilling
- ☐ Watercourse alteration
- ☐ Drainage improvements (including culvert work)
- ☐ Water only (no structures)
- ☐ Roadway or bridge construction
- ☐ Individual Water or Sewer System
- ☐ Paving
- ☐ Material Storage
- ☐ Other (Please specify)_____

_____

Estimated Cost of Project_____

Estimated Square Footage_____

Signature

I certify that to the best of my knowledge the information contained in this application is true and accurate.

_____ _____ _____

Printed Name Signed Name Date

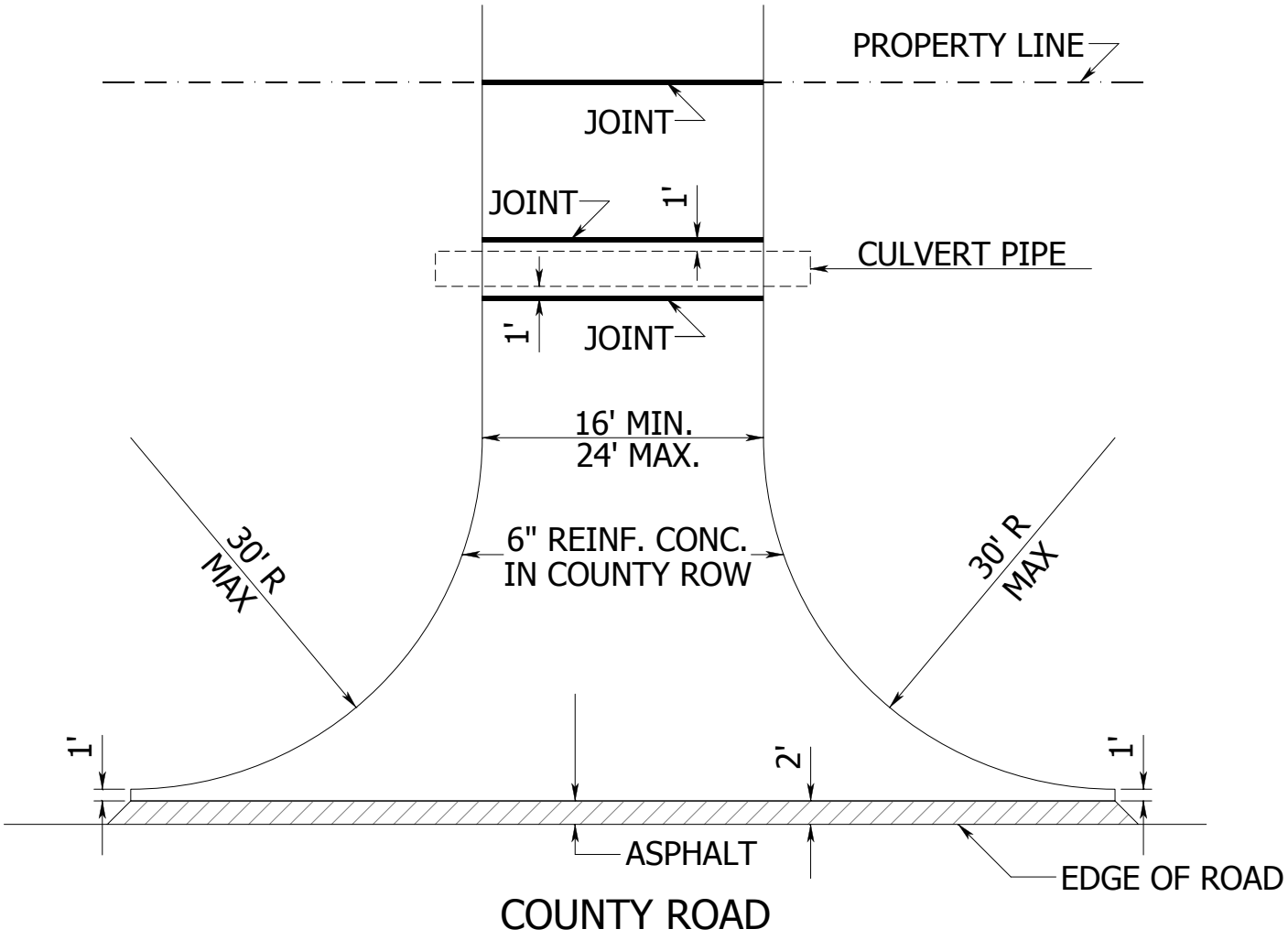
STANDARD NON-COMMERCIAL DRIVEWAY DETAIL

Jefferson County recommends all driveway entrances be constructed of asphalt type pavement. Concrete driveways may be constructed by the owner in accordance with the requirements as shown on this drawing.

Cost of all material and installation of all private access driveways shall be the responsibility of the property owner.

Maintenance of all private access driveways shall be the responsibility of the property owner.

Notify your County Commissioner 24 hours in advance of beginning construction of driveway.



COUNTY ROAD

Precinct Representative Date

Property Owner Date

Jefferson County Environmental Control

HB 2833 passed by the 81st Texas Legislature allows counties to require building code standard, inspections and notices for certain residential construction begun after September 1, 2009 in unincorporated portions of the county by enacting Subchapter F, Chapter 233, Texas Local Government Code.

A county may adopt a resolution or order requiring all new residential construction and certain home additions begun after September 1, 2009 to be built either:

- The version of the International Residential Code (IRC) published as of May 1, 2008 or
- The version of the IRC that is applicable in the county seat of the county.

Upon adoption of this requirement, a minimum of three inspections must be performed, as applicable, to ensure building code compliance for:

- Single-family house or duplex construction on a vacant lot, and
- Construction of an addition to an existing single-family house or duplex if the addition will increase the square footage or value of the existing residential building by more than 50 percent.

The three required inspections during the construction project, as applicable, must be performed at the following stages:

- **The foundation stage, before the placement of concrete;**
- **The framing and mechanical systems stage, before covering with drywall or other interior wall covering; and**
- **Completion of construction of the residence.**

For remodeling construction to an existing residence in which the structure's square footage or value will increase by more than fifty percent, the inspection requirements apply and must be performed as necessary based on the scope of the work of the construction project.

The builder is responsible for contracting to perform the required inspections with:

- A licensed engineer;
- A registered architect;
- A professional inspector employed by a municipality and licensed by the Texas State Board of Plumbing Examiners;
- A building inspector employed by a political subdivision; or
- An individual certified as a residential combination inspector by the International Code Council.

A builder may use the same inspector for all the required inspections or a different inspector for each required inspection.

Upon the adoption of a resolution or order by the county to have Subchapter F, chapter 233, Texas Local Government Code apply in the county, that county may require a builder to provide notice of construction project prior to beginning the project on a form prescribed by the county. The notice must include:

- The location of the new residential construction;
- The approximate date by which the new residential construction will be commenced; and
- The version of the IRC that will be used by the builder to construct the new residential construction.

Upon the adoption of a resolution or order by the county to have Subchapter F, Chapter 233, Texas Local Government Code apply in the county, that county may require a builder to provide notice of building inspections. The builder shall submit the required notice on a form required by the county not later than the 10th day after the date of the final inspection, stating whether or not the project is in compliance with the building code. The form must be submitted to:

- The county employee, department, or agency designated by the commissioners court of the county to receive the information; and
- The person for whom the new residential construction is being built, if different from the builder.

If a builder is in violation of the notice provisions, the county may take any or all of the following actions:

- Refer the inspector to the appropriate regulatory authority for discipline;
- In a suit brought by the appropriate attorney representing the county in the district court, obtain appropriate injunctive relief to prevent a violation or threatened violation of a standard or notice required under this subchapter from continuing or occurring; or
- Reefer the builder for prosecution under a Class C misdemeanor.

Implementing the provisions of Subchapter F, Chapter 233, Texas Local Government Code to the county, with permissible notice requirements, will allow a county to more easily track increases in property tax base.

An individual is exempted from the Class C misdemeanor referral for failure to provide notice if:

- The new residential construction is built by the individual or the individual acts as the individual's own contractor; and
- The individual intends to use the residence as the individual's primary residence.

HB 2833 specifically states that Subchapter F, Chapter 233, Texas Local Government Code cannot be construed to:

- Require prior approval by the county before the beginning of the new residential construction;
- Authorize the commissioners court of a county to adopt or enforce zoning regulations; or
- Affect the application of the provisions of Subchapter B, Chapter 232, Texas Local Government Code to land development.

HB 2833 further prohibits a county from charging a fee to a person to defray costs of enforcing these standards.

I understand that all three inspections must be completed and submitted to Environmental Control as part of the permitting process. Permanent electricity will not be released from Entergy until the permitting process is complete.
Submit to:

_____ _____

Property Owner Date

_____ _____

Contractor/Builder Date