

APACHE SHORES PROPERTY OWNERS ASSOCIATION
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DEFINITIONS OF CONSTRUCTION CATEGORIES AND PERMIT FEES

ANY PROJECTS THAT INCLUDE PLUMBING, ELECTRICAL, OR HVAC, WILL REQUIRE A PERMIT, PLAN REVIEW AND ONE (1) OR MORE INSPECTIONS.

ALL PERMITS REQUIRED BY THE COUNTY, CITY OF AUSTIN, WATER, ELECTRICAL, OR SEWAGE PROVIDERS ARE THE RESPONSIBILITY OF THE HOMEOWNER / BUILDER.

CATEGORY I: MAJOR CONSTRUCTION

A. \$2,000.00 Refundable Deposit Required: Deposit will be returned when copies of all inspections are submitted and a Certificate of Occupancy issued.

B. All construction must be inspected to meet current IRC Code Requirements, pass all required inspections, and issued a Certificate of Occupancy (CO) prior to occupancy.

Projects Include:

1. New Home, Site-built Construction: A home that is constructed primarily on site. Although some components may be prefabricated off-site, the home is erected, framed, and finished by workers on location.

2. New Home - Modular Construction: A home constructed of pre-made parts and unit modules. Wall panels, trusses, and other prefabricated components are transported by truck from the factory to the building site. On the building site, these home sections are lifted onto the foundation where they are permanently anchored.

3. Relocated (Move-On) Home: An existing single family home that is to be moved onto an ASPOA lot.

4. Manufactured Home/Mobile Home/Trailer: A manufactured home is one that is constructed almost entirely in a factory. The home is placed on a steel chassis and transported to the building site. The wheels can be removed but the chassis stays in place.

Category I Fees:

Site Built, Modular, Move-on Homes

ASPOA Administrative Fee:	\$ 75.00
Capital Improvement Fee: (non-refundable once construction begins)	\$500.00
Plan Review:	\$100.00
Four (4) Inspections @ \$50.00/each: (Layout, framing, insulation, final)	<u>\$200.00</u>

Total fees: \$875.00

Homeowner/builder is responsible for all additional inspections and fees (if needed) to obtain a final (completion) inspection approval.

Manufactured Homes:

ASPOA Administrative Fee:	\$ 75.00
Capital Improvement Fee: (non-refundable once construction begins)	\$500.00
Plan Review:	\$ 50.00
Two (2) Inspections @ \$50.00/each: (Layout, and tie down)	<u>\$100.00</u>

Total fees: \$725.00

Homeowner/builder is responsible for all additional inspections and fees (if needed) to obtain a final (completion) inspection approval.

Category I constructed in Austin Limited Purpose ETJ:

ASPOA inspection fees will not apply if inspections are required by/with the City of Austin. ASPOA Administrative, Capital Improvement, and Plan Review fees still apply.

Total fees: \$675.00.

Homeowner/builder is responsible for all additional inspections and fees (if needed) to obtain a final (completion) inspection approval.

CATEGORY II: ENLARGEMENTS, ADDITIONS, ALTERATIONS, POOLS & SPAS

A. \$1,000.00 Refundable Deposit Required: Deposit will be returned when copies of all inspections are submitted and a Certificate of Occupancy issued.

B. All construction in this category must be inspected to meet current IRC Code Requirements and pass all required inspections. Unless approved as part of the permitting process, a Certificate of Occupancy (CO) must be issued. All structures must meet all current building set back, easement, and height restrictions.

Projects include:

1. Additions / Enlargements to existing residential space and/or Alterations to existing footprint of the home (roof line and/or foundation)
2. Single-Story Accessory Buildings /Garages / Carports in excess of 400 sq. ft. or in excess of 16’ ft. height limit from ground floor elevation.
3. Manufactured Home Roof-Over - Constructing a new roof and/or support structure over a manufactured home equal to or larger than the existing original dimensions of the enclosures and/or creating additional space (residential or non-residential)
4. Swimming Pools and Spas, In-ground constructed of gunite, fiberglass, or similar product of a permanent nature.

Category II Fees

ASPOA Administrative Fee:	\$ 75.00
Capital Improvement Fee (non-refundable once construction begins):	\$200.00
Plan Review:	\$100.00
Four (4) Inspections @ \$50.00/each: Layout, framing, insulation, final:	<u>\$200.00</u>

Total fees: \$575.00

Homeowner/builder is responsible for all additional inspections (if needed) to get final (completion) inspection approval

Category II constructed in Austin Limited Purpose ETJ:

ASPOA inspection fees will not apply if inspections are required by/with the City of Austin. ASPOA Administrative, Capital Improvement, and Plan Review fees still apply.

Total fees: \$375.00

CATEGORY III: SMALL CONSTRUCTION PROJECTS

A. \$250.00 Refundable Construction Deposit Required: Deposit will be refunded once project confirmed completed as submitted, approved and permitted.

Projects Include:

1. Structures requiring a Permit, Plan Review, and Inspection

- Single-story Accessory building, 200-400 sq ft, without utilities, 16 ft. height limit from ground floor elevation (garage, carport, storage) **NOT** for residential or commercial use.
Homeowner/Builder is responsible for additional permits (if applicable), inspections, and fees for any added utilities.
- Covered Porch or deck 100 sq ft and over. Homeowner /Builder is responsible for additional permits (if applicable), inspections, and fees for any added utilities.
- Retaining Wall 48 inches or greater in height - Refer to Apache Shores Fence and Retaining Wall Policy and Guidelines
- Enclosures of existing non-living spaces up to 400 sq. ft. with utilities that will not alter existing structure footprint (roof line and/or foundation) or add residential space. Homeowner/Builder is responsible for additional permits (if applicable), inspections and fees for any added utilities

Category III Fees:

ASPOA Administrative Fee:	\$25.00
Plan review:	\$50.00
Inspection:	<u>\$50.00</u>
Total Fees:	\$125.00

2. Structures requiring Permit and Inspection

- Uncovered porch, deck, or balcony up to 400 sq ft and 29 inches or greater above ground
- Fence or wall – Refer to Apache Shores Fence and Retaining Wall Policy and Guidelines
- Open patio, driveway, sidewalk 400 sq ft or larger (concrete slab or other impervious cover)

- Right of Way driveway approach - Travis County driveway permit and inspection are required. County permit must be submitted with application for ASPOA permit. ASPOA inspection fee and plan review fee will not apply.

Category III fees:

ASPOA Administrative Fee:	\$25.00
Inspection Fee:	<u>\$50.00</u>
Total Fees:	\$75.00

Homeowner/builder/installer is responsible for all additional inspections and fees (if needed) to get final (completion) inspection approval.

Inspection is required to confirm the project was completed as submitted, approved and permitted.

CATEGORY IV: STRUCTURES THAT REQUIRE NO DEPOSIT, FEES, OR INSPECTION. NO FEE PERMIT WILL BE ISSUED

- Single story Accessory building under 200 sq ft and under 16 ft in height without utilities
- Enclosure of existing non-residential space, up to 400 sq ft, for continued use as non-residential space, without adding/altering utilities, roof or foundation
- Uncovered porch or deck up to 400 sq ft and under 29 inches above the ground
- Retaining Walls under 48 inches in height - Refer to Apache Shores Fence and Retaining Wall Policy and Guidelines
- Open patio, driveway, or sidewalk under 400 sq ft (concrete slab or other impervious cover)
Homeowner /Builder is responsible for additional inspections for concrete slab (if applicable)
- Covered Porch up to 100 sq. ft. and under 29 inches above the ground
- Portable Hot Tubs