

APACHE SHORES PROPERTY OWNERS ASSOCIATION BUILDING AND CONSTRUCTION REGULATIONS AND REQUIREMENTS

TYPES OF CONSTRUCTION IN APACHE SHORES

CATEGORY I:

Construction in this category must meet IRC (International Residential Code), inclusive of inspections and adherence to all requirements/regulations set forth by Travis County and ASPOA (Apache shores Property Owners Association) deed restrictions, directives, and policies.

Construction covered:

- New home (on-site) construction / Modular Homes brought on site. All construction of other (IRC specified) non-residential structures or buildings in conjunction with the new IRC residential construction
- Multi-Story additions/enlargements to any existing residential structure; originally built under IRC code, multi-story accessory buildings and multi-story garages.
- Ground floor/single-story additions, alterations, enlargements in excess of 400 square feet to any residential structure (16 ft height limit from ground floor elevation)
- Single-story accessory buildings, garages in excess of 400 square feet (16 ft height limit from ground floor elevation)

CATEGORY II:

Construction in this category must meet IRC (International Residential Code). inclusive of inspections and adherence to all requirements/regulations set forth by Travis County and ASPOA (Apache shores Property Owners Association) deed restrictions, directives, and policies.

Construction covered:

- Relocated (move-on) home

CATEGORY III:

Construction in this category applies only if the original residential structure was not built to IRC standards. It still must meet all the requirements set forth by Travis County and ASPOA deed restrictions, directives and policies. Inspections meeting IRC standards for electric and fire safety indicated below.

Construction covered:

- Manufactured homes/mobile homes (trailers) under 5 years old. Electric and fire safety inspection required to meet IRC Codes.
- Manufactured homes/mobile homes (trailers) over 5 years old. Electric and fire safety inspection required to meet IRC Codes.

CATEGORY IV:

Construction in this category applies only if the original residential structure was not built to IRC standards. It still must meet all the requirements set forth by Travis County and ASPOA deed restrictions, directives and policies. Inspections meeting IRC standards for electric and fire safety indicated below.

Construction covered:

- Single-story remodels, additions, enlargements, enclosures of original non-living spaces to create residential space, alterations under 400 sq. ft. (16 ft height limit from the ground floor elevation) with main structure originally not built to IRC. Electric and fire safety required to meet IRC Codes.

- Single-story accessory buildings, garages, enclosure of non-residential spaces (e.g carports) under 400 sq. ft. (16 ft height limit from ground floor elevation). Electric (when applicable) and fire safety to meet IRC Codes
- Decks/Balconies over 29 inches high. Structural and safety inspection required.
- Enclosed Patios and Porches, and attached accessory space (e.g. lean-to sheds) under 400 sq. ft. (16 ft height limit from ground floor elevation).
- Pools/Spas/Hot-Tubs. Electrical and fire safety inspection required to meet IRC

CATEGORY V:

Construction in this category must meet all applicable requirements set forth by Travis County and ASPOA deed restrictions, directives and policies.

Construction covered:

- Open Patios/Porches/Decks under 29 inches high
- Driveways and Sidewalks added to an existing residential property
- Carports with a Slab
- Carports without a Slab
- Mobile Home roof-over and enclosures
- Fences, Masonry Walls and Retaining Walls
- Storage Sheds under 200 sq. ft. without electrical or plumbing