

Sec. 6-148. Use of thatch in construction.

(a) Definitions. For the purposes of this exhibit, "thatch" is defined as materials such as dried palm leaves, straw, reeds, leaves, etc. of an organic nature used for the covering of roofs or walls or as a building material.

(b) General

(1) In order to promote an orderly and consistent development of the Village of Tiki Island, Texas, the village adopts the following rules, regulations and requirements for the use of thatch in construction.

(2) Prior to the construction and use of thatch on any structure, a survey or plot plan of the property showing the location of the proposed structure must be presented to the building official.

(3) Drawings for any structure using thatch, including any paving and electrical, must be presented to the building official for approval.

(4) Thatch used on any structure shall not overhang the framing of the structure by more than 12 inches.

(5) Upon request of the building official, information on the covering material, including manufacturer's specifications for material fire treatment and netting to provide stability in high winds, must be furnished.

(6) Palm leaves may not be attached to the underneath of a residence.

(7) A permit must be obtained prior to construction.

(c) Setback and separation and size requirements.

(1) Any structure using thatch may not be located closer than five feet to any side property line or within five feet of any adjacent structure.

(2) No structure using thatch may be located within any easement.

(3) Thatch may only be located on a structure on the ground floor (street level).

(4) Any use of thatch on a structure shall not exceed 240 square feet.

(d) Inspections. As a minimum, two site inspections by the building official shall be required for the start of work and for final inspection