Construction Activities Requiring a Beachfront Construction Certificate and Dune Protection Permit (BCC/DPP)

All construction activities within 1,000 feet of mean high tide or seaward of the first public road, whichever is greater, must be authorized by a **beachfront construction certificate (BCC)** and all activities seaward of the local dune protection line must be authorized by a **dune protection permit (DPP)**. Brazoria County's Dune Protection and Beach Access Plan establishes the **dune protection line** along the seaward boundary of the right-of-way of the first public road which is generally parallel to the beach being County Road 257 (Bluewater Highway).

> **Construction** involves causing or carrying out any building, bulkheading, filling, clearing, excavation, or substantial improvement to or alteration of land or the size of any structure, or removal or demolition of a structure. "Building" includes, but is not limited to, all related site work and placement of construction materials on the site. "Filling" includes, but is not limited to, disposal of dredged materials. "Excavation" includes, but is not limited to, removal or alteration of dunes and dune vegetation and scraping, grading, or dredging a site. "Substantial improvements to or alteration of land or the size of any structure" include, but are not limited to, creation of vehicular or pedestrian trails, landscape work and fencing (that may adversely affect public access, dunes or dune vegetation), and increasing the size of any structure.

Below is a list of construction activities seaward of CR 257 (Bluewater Highway) that would require a BCC/DPP:

- Building activities of any structure and related site work, such as
    - Single-family residence
    - Commercial building
    - Subdivision infrastructure
    - Paving beneath habitable structure
    - Driveway, both permeable and impervious
    - Sidewalk
    - Enclosure/storage building/shed
    - Stairs
    - Elevator lift
    - Cargo lift
    - Septic system
    - Parking lot
    - Pool
    - Dune walkover
    - RV cover
  - Placement of construction materials on site
- Filling activities:
  - Disposal of dredged materials

    - Placement of fill materials on site, including for dune restoration
- Clearing activities:
    - Removing or cutting vegetation
    - Removing materials or debris from site
- Excavating activities:
    - Removal or alteration of dunes and dune vegetation
    - Scraping, grading, or dredging a site
- Substantial improvement to land or the size of any structure, such as:
    - Creation of vehicular or pedestrian trails
        - Placement of a new mobi mat
    - Landscape work and fencing that may adversely affect public access, dunes or dune vegetation
    - Increasing the size of any structure
        - Deck or home addition
        - Extending dune walkover
        - Widening driveway
        - Septic tank enlargement
- Removal or demolition of a structure
    - Relocating structure
    - Removing driveway, slab beneath habitable structure, or dune walkover
- Beach nourishment
- Dune restoration

Note: The construction activities are not limited to what is listed above.

Interior construction or remodeling, roof and siding repairs, and minor repairs to existing decks and stairs would not require a beachfront construction certificate and dune protection permit.