

Planning and Development Services
Building Services Division
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Mission Statement

The Planning & Development Services Department is a one-stop shop that provides professional advice and technical expertise on development related topics. Specifically, the department offers assistance on zoning, platting, land use, tree preservation, building permits, sign permits, inspections, and code enforcement. The department also provides mapping services and maintains the city's comprehensive plan.

A new design standard has been adopted for accessory buildings of 500 square feet or more in SF-1A, SF-1B and SF-2 zoning districts. Accessory structures of metal, wood, or with vinyl siding must now meet the following standards: They shall have a minimum of two (2) colors with the principal colors limited to white, beige, natural shades of greens and browns or colors matching the principal structure with trim of contrasting colors. Metal accessory buildings shall be painted with a factory applied non-metallic finish. They are to have trim detail around the windows, doors, string courses, and water tables. A pitched roof is required with a minimum of 4:12 (preferably

matching the main structure without exceeding height limitations). Height is not to exceed 20 feet at the mid-point of the roofline. Two stories are allowed. These buildings must meet the setback requirements for the main structure. There is no minimum setback from the main structure except for possible fire separation requirements. If masonry is used on the structure it must match the main structure. Zoning districts not listed in the statements above fall under existing standards.



ACCESSORY BUILDING

COMING NEXT ISSUE:

- Code Changes
- Summer Safety

STORMWATER—CONSTRUCTION GENERAL PERMIT

The Construction General Permit issued by the Texas Commission on Environmental Quality (TCEQ), has been renewed as of March 5th, 2008. This means that if you are currently covered under this permit you must reap-

ply for coverage under the renewed permit if your construction activity will not be completed by June 3, 2008. A COPY of all Notice of Intents (NOI) and all Construction Site Notices (CSN) must be sent to the City of Southlake for sites within this jurisdiction. You may find more information about this on TCEQ's website at www.tceq.state.tx.us. Please contact Jonathan Picha at 817-748-8070 or Christi Upton at 817-748-8638 if you have questions for the City



EXAMPLE OF POOR EROSION CONTROL

BUILDING PROFESSIONAL INSTITUTE

The Building Professional Institute held at the University of Texas at Arlington is a great way to learn building codes and changes that are made within International Codes for both residential and commercial. One of the biggest changes this year is not on building codes but with the TCEQ for storm water issues, and going GREEN, which has its own track of classes.

For those of you who required continuing education, CEU's are awarded for the classes that you attend.

The dates this year are May 19-23, 2008.

For a complete brochure please visit the website at www.buildingprofessionalinstitute.com or call their office at 817-272-3701.



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NEW BUILDING ORDINANCE

The City of Southlake has adopted the 2006 International Code Council's construction codes as our local building codes with regional and local amendments. These new codes are effective on new projects submitted on or after April 1, 2008.

The codes are: 2006 International Residential Code, 2006 International Building Code, 2006 International Energy Conservation Code, 2006 ICC Electrical Code Administrative Provisions, 2006 International Plumbing Code, 2006 International Fuel Gas Code and the 2006 International Mechanical Code.

Highlights of the ordinances are as follows:

- **Residential Code.** Other than in the administrative chapter and appendix chapters, the amendments are as recommended by NCTCOG. In section 108.8 an unauthorized cover up fee was added to stress the importance of obtaining the required inspection before it is too late. The energy code provisions were revised and simplified. The residential fire sprinkler requirements were changed as recommended by Fire Services. The new standard will require houses over 6,000 sf including garages and future rooms in attics, to be sprinklered. Also additions exceeding that threshold will require adding fire sprinklers to the entire house.
- **Building Code.** This code regulates all buildings not covered

by the IRC. The administrative chapter includes our permits for grading or "earth disturbance." The fee section is similar to the IRC ordinance. Again the NCTCOG recommendations are followed except for some items that are more clarification than actual code changes. We follow the NCTCOG choice for group B cities as far as fire sprinkler options, protecting buildings greater than 6000 square feet as we have since 1994 with some modifications.

- **Energy Conservation Code.** This is the code mandated by state law with specific language that we may not amend in any way less restrictive than the original code adopted in 2001. The law established the Energy Systems Laboratory at Texas A & M University as the judge as to what is or is not less restrictive. ESL worked closely with NCTCOG in making recommendations for this edition of the code.
- **ICC Electrical Code.** This code adopts the 2008 National Electrical Code by reference as written without amendments and also gives the administrative provisions consistent with the other International Codes.
- **Plumbing, Fuel Gas and Mechanical Codes.** These codes regulate their respective systems and their fixtures. The ordinances limit amendments to those recommended by NCTCOG.



INTERNATIONAL CODE COUNCIL

Building Safety week is May 5-11
Building Safety: Where you Live, Work and Play

HELPFUL HINTS

- Watch for revisions on the web for Erosion Control
- Always post your Notice of Intent and give a copy to the city
- Keep your SWPPP available at all times
- Call if you have a question

CODE RED

A REGULAR COLUMN ADDRESSING IMPORTANT CODE ISSUES

2008 NATIONAL ELECTRICAL CODE

The recent adoptions of the 2006 International Codes included the adoption of the 2008 National Electric Code. There have been numerous revisions to the NEC since the last adopted version from 2002. The following are some of the substantial revisions affecting residential occupancies which are of interest:

- All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling serving areas other than the kitchen, bathrooms, garages, or outdoors (GFCI) shall be protected by a listed arc-fault circuit interrupter (AFCI), combination type. Bedrooms have been required to utilize AFCI protected since 2002, but the NEC now mandates additional arc-

fault protection throughout the dwelling except the GFCI protected areas.

- All 125-volt, single phase, 15- and 20-ampere receptacles that are located within 6 feet of the outside edge of a laundry, utility or wet bar sink shall have ground-fault circuit-interrupter protection (GFCI).

- Balconies, decks, and porches greater than 20 square feet that are accessible from the inside of the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the balcony, deck, or porch.

- Where a range top or sink is installed in an island counter and the width of the counter behind the appliance is less than 12 inches, the NEC



considers this setup as two counter-tops which requires a receptacle outlet at each end.

- Flexible metal conduit is no longer permitted in any wet locations. Typical use on A/C units is now prohibited.

- All 125-volt, 15- and 20-ampere receptacles installed in any dwelling unit shall be listed tamper-resistant type.

This is just a partial list of electrical code changes. Consult your master electrician for an update on how the 2008 NEC may affect your future projects. Information about publications detailing the new codes may be obtained at www.iccsafe.org.

POOL REQUIREMENTS

Effective April 1, the new 2006 codes will be in effect. This includes some new safety requirements for swimming pools. Some of the new issues include:

Swimming pool backwash lines; Atmospheric vacuum relief system (AVRS); Pool and spa circulation systems suction outlets; Drain covers; Vacuum or pressure cleaner fittings; Temporary fencing; Gravel in the unpaved right-of-way; Tree protection fencing; Wash-out of materials used during construction; and re-inspection fees.

For a full list of requirements, see the Building Inspection Department.



POOL BY CLAFFEY

INSPECTOR'S NOTEBOOK

A REGULAR COLUMN ADDRESSING COMPLIANCE ISSUES

POST YOUR PERMIT SIGN!

If construction is being performed on a site in Southlake, we want everyone to be informed that a permit has been issued (where applicable). And who wants to know if an active permit exists for the job? That would be the neighbors, other contractors, realtors, various city departments, and of course, the Inspections department.

Effective April 1, 2008, all construction sites involving new residential dwellings or commercial structures that are assigned a building permit shall have a permit sign posted at the front property line or private access drive. The sign shall be a minimum of six (6) square feet and a maximum of thirty-two (32) square feet and must remain in

place for the duration of the project. The sign may be removed upon approval of the building final inspection.

Information to be posted on the sign shall include the address, permit card(s), N.O.I. document (erosion control plan), and any applicable tree protection plan, sign, and specifications.

Help us help you in performing inspections in a timely manner by posting and maintaining your permit sign. If you do not post your permit sign, it is assumed there is no permit and someone will be calling you. Always remember:

Post Your Permit Sign!!

PREVENTING CONSTRUCTION THEFTS

Theft from construction sites is nothing new – it's been going on since man first began to create ... to build. It's always been with us, and always will. There are steps you can take, however, to lessen your chances of losing equipment, suffering downtime due to those losses, and facing further rising insurance costs. Builders can best limit losses by staying committed to theft prevention.

The Southlake Police offer these suggestions in preventing construction site thefts:

Identify Assets: Inventory and track all assets on a construction site. Mark corporate equipment with highly visible logo. Enroll your company with T.R.I.P., an equipment registry operated through the Texas Department of Public Safety. Keep digital photos of equipment as part of your inventory process. Require all employees to engrave personal property with their driver's license number and state.



FENCED JOB SITE

Secure the Site: Fencing the entire job site is optimum, but not always feasible. In those instances, at least fence around trailers, storage areas, and any solvents, flammables, or other hazardous materials. Using chain link fencing over solid fencing allows law enforcement and neighbors to see activity inside the job site. Assign a trusted employee to make daily checks of the fence perimeter for needed repairs and address those needs immediately.

Lighting: This is one of the strongest deterrents to job site thefts, especially if done right. Ensure that office trailers, storage trailers, equipment storage, and

material storage areas are lighted. Motion detection lights interspersed in these areas also draws attention from neighbors and passing motorists.

Post Signs: Whether the job site is fenced or not, signs should be posted that announce, "No Trespassing," "Private Property," or "Security Cameras on Site." These notices are important in prosecuting persons who may "inadvertently wander" onto your job site – especially after hours. Consider posting signs indicating that vehicles on the site may be searched.

Key Control: Issue keys to only a select few people on the site; assign a trusted employee to maintain a log of issued keys and to whom they are issued. To keep keys from being duplicated, plug the bow with a rivet so the key can't be aligned in a duplicating machine. Make sure that you take key boards home at the end of each work day.

Secure Tools and Equipment: Use sturdy storage sheds for equipment when not in use, using heavy duty locks. Park heavy equipment in front of the shed doors at night to further secure the doors. When vehicular equipment is not in use, remove the keys and lock the cabs.

Secure Large Equipment: Use hidden equipment cutout switches or hidden kill switches to disable machinery. Park large equipment in lighted areas instead of leaving it in remote areas of the site; park those pieces of equipment in an interlocking pattern so they are more difficult to move. Re-key equipment instead of being at risk with fleet keys. At minimum, use a "club" designed for heavy equipment – a product locked into the dive control of the equipment. Otherwise, use GPS or lo-jack type systems for larger equipment items.

On-premise Security: Several companies now offer portable wireless alarm systems designed for construction sites. Surveillance systems are also available with remote accessibility via the internet. These systems send alerts to the customer, or a monitoring service center that contacts law enforcement. Hiring security guards is another option, using them for after-hours coverage or at least hiring them for periodic checks. Con-

sider partnering with another nearby jobsite to **share expenses for this service.**



Partnerships: Be a good neighbor to surrounding homeowners, encouraging them to call the police at the first sign of anyone on premises after standard work hours. Liaison with the local police and provide them with your after-hours contact numbers, as well as those of your contractors. Consider setting strict work hours and prohibit activity on the jobsite outside the set hours; let law enforcement know what those hours are. Maintain a zero tolerance policy for thefts. Help the police help you ... be willing to prosecute.

Final Words: There is no single cure for theft. As you can see from this list, the options are numerous – some more expensive than others. However, a reasonable combination of these prevention measures will save your company time and money in the long run.

I²ACT

- Innovation
- Integrity
- Accountability
- Commitment to Excellence