



BUILDING A BETTER SOUTHLAKE

A CONSTRUCTION & DEVELOPMENT NEWSLETTER

SAVING LIVES

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Nearly 80% of all fire deaths in the United States occur in the home, killing nearly 3,000 people every year. The risk of dying in a home by fire decreases 82% when sprinklers are properly installed. Fire sprinklers are economical, reliable and proven to be the best way to protect a family and home from the dangers of a fire. Sprinklers work automatically and immediately and can stop a fire before it spreads. Fire sprinkler systems have been saving lives and protecting property for more than 130 years. Residential sprinklers are now designed to respond to fire much faster than currently available commercial and industrial sprinkler systems due to improved sensitivity and can be installed with minimal work. Today, you can find fire sprinklers in homes of every size and style.

Fire Facts:

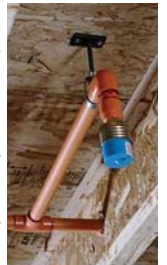
- Home fire sprinklers can contain and may even extinguish a fire in less time than it would take the fire department to arrive on the scene.
- Nationwide, more than 4,000 people die in fires each year

- Fire sprinklers save lives, reduce property loss and can even help cut homeowner insurance premiums.
- Only the sprinkler closest to the fire will activate, spraying water directly on the fire. Ninety percent of fires are contained by the operation of just one sprinkler.
- Nationally, on average, home fire sprinkler systems add 1% to 1.5% of the total building cost in new construction.
- Home fire sprinklers use only a fraction of the water used by fire department hoses.
- Home fire sprinkler systems are at least as reliable as home plumbing systems
- Modern residential sprinklers are inconspicuous and can be mounted flush with walls or ceilings.

If you have any questions regarding fire protection systems of any type, please contact the Fire Marshal's office.

David Barnes, Fire Marshal 817-748-8233

John Ard, Fire Inspector 817-748-8671



HOME SPRINKLER

HELPFUL HINTS

- Contractors must have Storm Water Training by May, 2009
- When making plan changes always check to with the city
- Check before installing a sign
- BPI is in May, 2009

CITY RECEIVES EXCELLENCE AWARD

Southlake Building Inspections has been awarded the "Building Officials Association of Texas (BOAT) 2008 Award for Excellence". This award was presented at the BOAT mid-year meeting on February 26, 2009 in San Marcos, Texas. Each year, the Building Officials Association of Texas recognizes qualifying cities for their professionalism and outstanding contributions to the building profession and community it serves. Southlake has been recognized for the department's high degree of certifications and licenses, continuing education, plan review and inspection response time, and staff participa-

tion in national, state and local organizations. The Award of Excellence recognizes Southlake as one of the most qualified building departments in the state of Texas. This is the fifth time Southlake Building Inspections has been honored with this distinction.



RAVI SHAH WITH PAUL WARD AND CHARLES BLOOMBERG

CODE RED

A REGULAR COLUMN ADDRESSING IMPORTANT CODE ISSUES

LANDINGS AT EXTERIOR DOORS



Section 311.4.3 of the 2006 International Residential Code (IRC) addresses landings at exterior doors. The codes states that the following shall apply:

A floor or landing is required on each side of each exterior door

Such floor/landing shall not exceed 1.5 inches below the top of the threshold

Such floor/landing shall not exceed 2% slope

The width of each landing shall not be less than the door served

Each landing shall have minimum dimension of 36 inches measured in the direction of

travel

The exceptions to the above rules are as follows:

For stairways of two or fewer risers on the exterior side of the door, a landing is not required on the exterior side of the door provided it does not swing over the stairway

The exterior landing at an exterior door may be increased to 7 ¾ inches below the top of the threshold provided the door does not swing over the landing

The height of floors at exterior doors shall not exceed 7 ¾ inches below the top of the threshold

The intent of the code is to provide relief from having to construct raised platforms at all exterior doors. It recognizes that a single step/floor equal to a typical riser does not pose an imminent danger. It should be noted that where a landing or floor is not required, the area that is stepped onto must be solid material for obvious reasons. The above exceptions apply to riser heights only.

Verifying your situation ahead of time can eliminate the need for constructing unnecessary landings and floors at exterior doors.



EXTERIOR DOOR LANDING

INSPECTOR'S NOTEBOOK

A REGULAR COLUMN ADDRESSING COMPLIANCE ISSUES

CONSTRUCTION PLAN SUBMITTALS

A great construction project begins with a great plan. Construction plans are essential in communicating the design to contractors, plans examiners, inspectors, building owners, and others. The plans allow all interested parties to view what is being constructed and how. It is therefore necessary that the plans are accurate. Design changes are a necessary part of construction and we all understand it is inevitable. What many of us do not realize is that design changes require updated plans that must be submitted for review.

Plan submittals typically involves a set of plans for review that includes a site plan, elevations, floor plans, and associated structural, framing, electrical, plumbing, mechanical, and energy conservation plans (depending on the scope of construction). Deviations from the approved drawings must be reflected on construction documents for purposes of permanent record as well as clarity of information.

Also, increasing a buildings footprint or square footage may require approval by the City Council.

Accurate plans are important to ensure that upon completion of the project, as-built drawings are on file for homeowners, contractors, government officials, and the general public to review.

Being proactive in submitting plan changes can alleviate construction delays while providing essential information about your project.



FOR THE LATEST CITY INFORMATION, PLEASE VISIT:

www.cityofsouthlake.com

AND CLICK ON "LATEST NEWS".

STORM WATER TRAINING

Storm Water Pollution Prevention for Construction Sites Training and Workshop

Tuesday April 14th 9:00 am–11:00 am
and Thursday April 30th 5:00 pm–7:00 pm
Southlake Town Hall 3rd Floor Training Room
Plan to attend this **FREE** training session

Including:
Storm Water Management Plan
Requirements on Southlake Construction Sites
Southlake Ordinance 946
Plan Submittal Requirements
Using PermiTrack Software
Inspections

Did you know...

As of May 12, 2009, **all** contractors must attend training on storm water pollution prevention before commencement of work on Southlake projects. This presentation will be considered credit for training.

I²ACT

- Innovation
- Integrity
- Accountability
- Commitment to Excellence
- Teamwork

CONSTRUCTION RELATED SIGNS

Below are some of the basic guidelines for temporary signs commonly associated with new construction. For complete information, please consult Sign Ordinance No. 704-C, as amended.

Development/Construction Sign

A temporary on-site ground sign that pertains to a new development that is approved or under construction.

Maximum Sign Height – 5 feet for a two-sided sign or 7 feet for a one-sided sign

Maximum Sign Area – 32 sq ft per sign face for a two-sided sign or 48 sq ft for a one-sided sign

Number of Signs – 1 per street frontage

Permit Required? No



THE HAVEN
DEVELOPMENT SIGN

Residential Builder Sign

A temporary on-site ground sign identifying the builder or general contractor of a residential construction site.

Maximum Sign Height – 3 feet

Maximum Sign Area – 4 sq ft per sign face (8 sq ft maximum total)

Number of Signs – 1 per site

Permit Required? No

Model Home Sign

A temporary on-site real estate sign identifying a homebuilder's model home open for inspection.

Maximum Sign Height – 5 feet

Maximum Sign Area – 32 sq ft per sign face (64 sq ft maximum total)

Number of Signs – 1 per site

Permit Required? No

Subdivision Marketing/Open House Sign

A temporary sign used to market or advertise residential subdivisions/open houses within the City and to direct interested persons to the subdivision/open house location.

Maximum Sign Height – 3 feet

Maximum Sign Area – 4 sq ft per sign face (8 sq ft maximum total)

Number of Signs – 1 on-site sign; up to 4 off-site signs

Duration: May be displayed between noon on Friday to 5 AM Monday. Placement is prohibited between 4 PM and 8 PM Friday.

Permit Required? No

In addition, all temporary ground signs must be displayed at or behind the property line. Temporary ground signs are not allowed on public R.O.W., including medians. For sign related questions, please contact Andy Barbara at (817) 748-8215 or abarbara@ci.southlake.tx.us or Jenny Crosby at (817) 748-8195 or jcrosby@ci.southlake.tx.us.

SPIN Meeting for Minor Sign Ordinance Revisions

The City will be hosting a SPIN meeting to discuss minor revisions to the Sign Ordinance on Monday, May 11, 2009 at 6:00 PM at Town Hall. Proposed revisions may include (but are not limited to) regulations for "Restricted Parking" signs, sign walkers, and regulations regarding modifications and additions to monument signs. For more information, please see our website at: cityofsouthlake.com

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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.

COMING NEXT ISSUE:

- Code review
- Planning News

BUILDING PROFESSIONAL INSTITUTE

The Building Officials Association of Texas and the Construction Research Center at the University of Texas at Arlington are happy to announce the 17th Building Professional Institute. Classes will be held for Building Inspectors, Engineers, Architects, Designers, Code Enforcement Officers, Permit Techs, Fire Officials, Planners, and Builders. The institute is the week of May 18–22, 2009.

New this year are classes for:

- Planning,
- Green Building,
- GIS—Basics,
- Disaster Response Training, and Dealing with Disaster Aftermath, and
- Continuing education class for Plumbing Inspectors License Renewal.

Online Registration began January 16, 2009 at: <http://www.BuildingProfessionalInstitute.com>



**BUILDING OFFICIALS
ASSOC OF TEXAS**

HEADS UP!

Two items of interest for all builders:

At the January 20, 2009 City Council meeting Council passed (6-0) an ordinance banning the use of hand-held communication devices in school zones. Warning signs have been posted and the city will begin enforcement of the Hand-Held Device/Cell Phone Ordinance. Some important elements of this ordinance are:

* The ordinance restricts the use of hand-held devices on school days within active school zones.

* The ordinance does not restrict the use of hand-held devices during times outside of active school zone hours.

* The use of hands-free devices is not restricted by this ordinance.

* Violators could face fine up to \$200 dollars.

Also, please note there are four new red light cameras added along Southlake Blvd. This brings the number up to six red light cameras in the city.



BUILDING SAFETY WEEK

National Building Safety Week this year is from May 3rd through 9th.

Across the nation, communities will promote the use and understanding of building safety and fire prevention codes to protect lives and property. The theme is "Building Safety: Where You Live, Work and Play."

Building safety and fire prevention codes address all aspects of construction, such as structural soundness of buildings, reliability of fire prevention and suppression systems, plumbing and mechanical systems, and energy efficiency and sustainability.

To ensure buildings are safe requires the active participation of building safety and fire prevention officials, architects, builders, engineers, and others in the construction industry, as well as property owners.

Building Safety Week, first observed in 1980, is sponsored by the International Code Council, a membership organization dedicated to building safety and fire prevention, of which the City of Southlake is an active member. The International Code Council develops the codes used to construct residential and commercial buildings, including homes and schools.