



BUILDING A BETTER SOUTHLAKE

A CONSTRUCTION & DEVELOPMENT NEWSLETTER

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REVISED REGISTRATION REQUIREMENTS

The City Council adopted Ordinance 961 on August 18, 2009 revising the contractor registration ordinance. The new ordinance is effective September 1, 2009.

The most significant change is it distinguishes General Contractors from Trade Contractor by stating trade contractors are those licensed by the state including:

- *Electrical contractor* means a contractor who performs work as defined in chapter 1305 of the Texas Occupations Code.
- *Irrigation contractor* means a contractor who performs work as defined in chapter 1903 of the Texas Occupations Code.
- *Mechanical contractor* means an air conditioning and refrigeration contractor as defined in chapter 1302 of the Texas Occupations Code.
- *Plumbing contractor* means a contractor who performs work as defined in chapter 1301 of the Texas Occupations Code.

- *Water Well Driller and Pump Installer* means a contractor who performs work as defined in chapter 1901 of the Texas Occupations Code.

Trade contractors will no longer be required to register with the city and pay the annual registration fee. However, trade contractors are still required to obtain permits and ensure that inspections are performed.

All permit applications will require the name of the license holder and the state license number exactly as they are listed by the state. License and insurance will be verified online at time of application. Without this information, a permit cannot be issued. Also, the license holder is required to pull any single trade permits.

Backflow prevention testers are not exempted by this ordinance. Their registration is regulated by ordinance 699-A.

NEW ONLINE PROGRAM

Southlake on Demand is Citizen Access web based program available to the public. This web service offers citizens, businesses and visitors access to government service online.

There are several components in this program: Planning, Code Enforcement, Service Requests (Public Works) and Building With the Planning module, a developer or citizen can check on the status of a project.

The Code Enforcement module has the ability to submit a case and check the status of a case.

Service Requests is a similar module. In the coming months a citizen will be able to request through the City's website help solving major and minor problems such as sewer backups, damaged culverts and

park issues. The issues can be reported 24 hours a day, seven days a week.

The Building module allows for a contractor to check the status of a permit in review and to schedule and check the status of an inspection.

There will also be a future process to apply for, pay and issue single trade permits online. This will include permits such as water heater replacements and HVAC change outs.

This program will streamline much of the permit process with the availability of 24 hour access to permitting and inspection information.

The website is: aca.accela.com/southlk or just type in your browser: Southlake on Demand.

HELPFUL HINTS

- If you are not sure of the code, call us, we are happy to help.
- Watch for round-about road construction.
- Ordinances are available on cityofsouthlake.com

CODE RED

A REGULAR COLUMN ADDRESSING IMPORTANT CODE ISSUES

ELECTRICAL INSTALLATIONS IN BATHROOMS



A common question posed by contractors deals with the installation of electrical devices and luminaires in bathrooms. Specifically, issue involves the minimum clearances from bathtub and shower areas for switches, receptacles, and lighting fixtures.

Sections 404.4 and 406.8(2)(C) of the 2008 National Electric Code (NEC) prohibit the installation of switches or receptacles within wet locations in tub or shower spaces unless installed as part of a listed assembly. However, the code does not provide an exact definition or dimension of “tub and shower space”. Therefore, the switch or receptacle cannot be within the confines of the tub or shower space which is considered the wet location.

The code allows the devices to be placed adjacent to the wet location but there is no minimum distance required. The common sense approach would be to locate the switch or receptacle out of the reach of someone in the tub or shower area.

Section 410.10 of the NEC addresses lighting fixtures in wet and damp locations which includes bathtub and shower areas. Luminaires installed in these areas must be listed for such use which are typically sealed recessed fixtures that do not allow water to enter or accumulate. The code prohibits cord-connected and/or suspended luminaires, lighting track, pendants, or ceiling-suspended (paddle) fans above the tub or

shower unless a vertical separation of eight feet and a horizontal separation of three feet is maintained. Such measurement shall be taken from the top of the bathtub rim or shower stall threshold to the nearest part (bottom) of the lighting fixture.

Be sure to consult with your licensed master electrician when questions arise regarding electrical devices and luminaires in and around tub and shower areas. Proper installation not only saves time and money for the builder but enhances safety for the homeowner.



IMPROPER ELECTRICAL INSTALLATION

CODE COUNCIL TO DEVELOP SWIMMING POOL CODE

APSP Pool Safety Experts, Contractors, Engineers, Manufacturers will participate

The International Code Council Board of Directors has voted to develop the nation’s first all encompassing Comprehensive Swimming Pool Code. This action is designed to provide a coordinated code with other International Codes that will meet the requirements of the Virginia Graeme Baker Act and upgrade pool safety. “The Board’s unanimous action in voting to move this forward demonstrates an understanding of the immediate need in our jurisdictions for this type of a code,” said Board President Adolf Zubia. “We are



looking forward to a partnered approach as we coordinate this effort with our family of I-Codes,” said Code Council Chief Executive Officer Richard P. Weiland.

The code will be developed under the Council’s governmental consensus process with the

support of the Association of Pool and Spa Professionals (APSP), bringing together the

industry’s finest pool safety experts, contractors, engineers, manufacturers, and other members and stakeholders. “The scope of the code will respond to the needs of many jurisdictions that still use the Standard Swimming Pool Code, and integrate

the widely used design and safety features of both the APSP standards and the I-Codes,” according to Jay Peters, Executive Director, ICC Plumbing, Mechanical and Fuel Gas.

The International Code Council, a membership association dedicated to building safety, fire prevention and energy efficiency, develops the codes used to construct residential and commercial buildings, including homes and schools. Most U.S. cities, counties and states choose the International Codes, building safety codes developed by the International Code Council.

FOR THE LATEST CITY INFORMATION, PLEASE VISIT: www.cityofsouthlake.com AND CLICK ON “LATEST NEWS”.

SAMPLE PORTS ON WASTEWATER LINES

Building a restaurant, food facility, or any other facility where the wastewater discharge may need to be pretreated? Public Works requires a sample port for access to the wastewater line.

Why do restaurants and food facilities need a sample port?

Most food facilities are required to install a grease interceptor, which reduces the amount of oil and grease that is discharged to the wastewater line. This is important for two reasons. First, fats and oils will stick to lines, causing restrictions in the line much like fats do in arteries in your body. Second, the treatment plants that serve Southlake's wastewater have set limits on the amount of oil and grease that can be discharged. For fa-

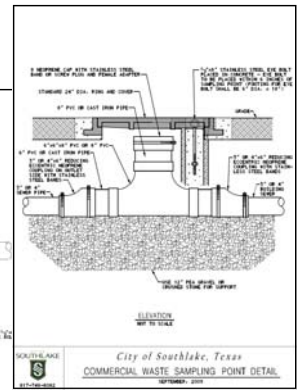
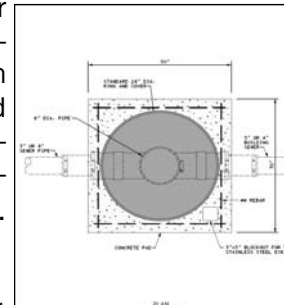
ilities on the south side of town, this is 200 mg/L, and for facilities on the north side of town, 100 mg/L.

Sample ports provide a way for city staff to analytically determine if the grease interceptor at your facility is meeting your needs. Traps that are undersized, and even oversized, can cause your facility to exceed the set discharge limits – a difficult thing to determine without analyzing the waste stream.

Our Policy

The Public Works Department requires sample ports to be installed on all new and retrofitted systems where an interceptor or a pretreatment system is needed. Variances are considered on a case-by-case basis for

existing systems where compliance is difficult to determine and access is not possible. For more information, please contact Christie Upton in Public Works at 817-748-8638.



City of Southlake, Texas
COMMERCIAL WASTE SAMPLING POINT DETAIL
SEPTEMBER 2007

TEST PORT

I²ACT

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

INSPECTOR'S NOTEBOOK

A REGULAR COLUMN ADDRESSING COMPLIANCE ISSUES

ALTERING APPROVED PLANS

A common occurrence in construction involves altering the plan that has been approved for construction. It can be as simple as changing the swing on a door to something complex such as altering a stairway. It may seem inconsequential at the time it is initiated, but altering plans can cause unintended consequences that result in lost time, lost money, and stress. Most often, construction variations occur with moving or altering walls, windows, doors, and stairs. When plans are being reviewed by a professional plans examiner, they are ensuring that the design is in accordance with the applicable code(s) and upon approval, the

building permit is issued.

All too often, a wall is moved resulting in clearance issues or added space that is not part of the original permit. Windows may be changed out for aesthetic reasons but are not functional for escape openings or may need to be tempered. Door swings get changed which results in a swing path over stair treads. Sidewalks, driveways, and approaches are added which affects lot drainage, minimum turning radius, protected trees, valve boxes, manholes, and the like.

Become pro-active by getting your plans re-reviewed for alterations to the original concept.

Your plans examiner can identify code violations before the construction is completed which can save time and money. Unless square footage is added to the project, there is no fee for additional plan review and such re-submittals may be expedited in an effort to keep the project moving.

Changes occur in construction all the time and your plans should reflect those changes. Submitting your alterations before the building inspection occurs can make the entire process smoother for all parties involved.



CITY ROAD CONSTRUCTION

Planning and Development Services

Building Inspections Division

1400 Main St

Southlake, TX 76092

Phone: 817-748-8236

E-mail: shernandez@ci.southlake.tx.us

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.

about at Dove and White Chapel. The project includes utility relocations, drainage improvements and the construction of a roundabout. Construction will continue thru Summer 2010. Landscaping and public art will also be incorporated in the intersection improvements at the completion of construction.

South White Chapel and Continental Blvd. - The intersection is currently under construction and will continue thru November 2009. Landscaping and public art will also be incorporated in the intersection improvements at the completion of construction.

FM1709 Deceleration Lanes and Medians

The FM1709 Deceleration Lane and Median project will be bid in 2010 and constructed by TxDOT. The project includes right turn deceleration lanes at 16 locations along FM1709 and medians and landscaping from Nolen Drive to Pearson Lane within Southlake. Additional medians will be constructed within Keller from Pearson Lane to Hwy 377. Construction time for the project is approximately 18 months.

For more information please call Public Works at 817-748-8098.

Southlake Public Works will be closing portions of roadways for construction of roundabouts and medians. Below are a list of upcoming projects:

Roundabouts

Dove and Carroll - The center of the median has been constructed and the pavers have been installed. With the completion of the installation of box culverts and the 12" water line within Dove Road between North Carroll Avenue and Lonesome Dove Road, the contractor will proceed with the paving of Dove Road, including the roundabout. Ditch grading, storm sewer installation, crosswalks, sidewalks, valve and fire hydrant adjustments and clean up are the remaining items for the contractor to complete. Construction within the intersection will continue through the end of 2009. Landscaping and public art will also be incorporated in the intersection improvements at the completion of construction.

Dove and White Chapel - At the completion of the installation of utilities along Dove Road and the construction of the roundabout at Dove Road and Carroll Avenue, the contractor will move forward on the construction of the round-



**DOVE AND N CARROL
ROUNDAABOUT**

Tips for safely navigating a roundabout:

- Reduce your speed as you approach the intersection.
- There is no need to make a complete stop if space is available to enter the roundabout.
- Yield to vehicles already in the circle.
- Look to the left and wait for an opening in-between vehicles already in the circle.
- Merge to the right with the moving traffic.
- Proceed around the traffic circle to your exit.
- Remember to use your right turn signal as you approach the exit.
- Always remember to watch for pedestrians and bicyclists.
- Always remember to observe any traffic signs and road markings.