

NEW CODE RECOMMENDATIONS

Planning and Development Services
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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.

The North Central Texas Council of Governments (NCTCOG) has actively promoted the standardization of model construction codes in an effort to simplify the construction process, advance the safety of building systems, promote common code interpretation, facilitate the mobility of contractors, and reduce training and construction costs.

Due to the differences in codes used by cities around the State, NCTCOG Regional Codes Committees have met to review each code and facilitate recommendations, standards and regional amendments to these codes.

As a result, the NCTCOG Executive Board, upon the recommendation of Advisory Boards, is encouraging Texas cities to adopt the following model construction codes:

- International Building Code-2006 Edition
- International Residential Code-2006 Edition

- International Fire Code-2006 Edition
- International Plumbing Code-2006 Edition
- International Mechanical Code-2006 Edition
- International Fuel Gas Code-2006 Edition
- International Energy Conservation Code- 2006 Edition

The 2005 National Electrical Code was previously recommended in June 2005. (Some cities including Southlake are planning to adopt the 2008 NEC along with the 2006 I codes.)

The North Texas Council of Governments recommends adopting these codes with an effective date of January 31, 2008.

The recommended amendments may be accessed by logging onto www.dfwcodes.com.

INSPECTOR'S NOTEBOOK

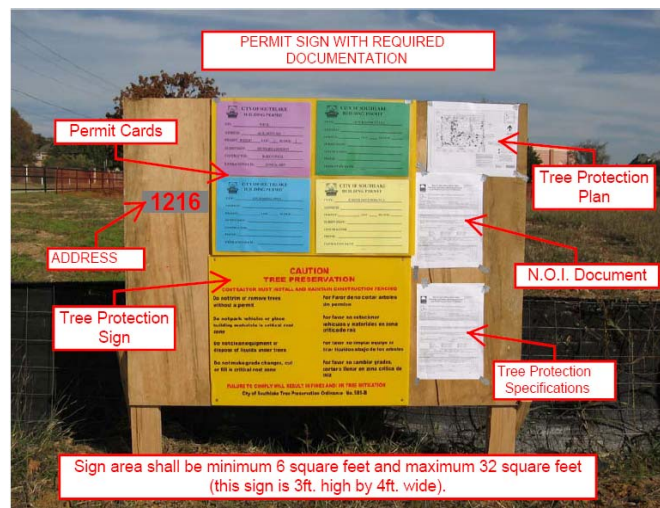
A REGULAR COLUMN ADDRESSING IMPORTANT CODE ISSUES

NEW PERMIT POSTING REQUIREMENTS!!

A permit sign is required prior to any work including dirt removal or dumping, grading, tree removal, or any construction. The sign must be free standing and large enough to include all required documentation. It shall be a minimum of 6 square feet and a maximum of 32 square feet. The sign shall be posted at the front property line and remain in place until after the final building inspection is approved.

The following documents must be posted as required by permit type:

- Address
 - Permit Card
 - N.O.I. Document (Erosion Control)
- If tree protection is required:
- Tree Protection Plan
 - Tree Protection Sign
 - Tree Protection Specifications



COMING NEXT ISSUE:

- New Code Ordinances
- Accessory Building Ordinance Changes

BUILDING A BETTER SOUTHLAKE

A CONSTRUCTION & DEVELOPMENT NEWSLETTER

NEW CHANGES TO THE TREE ORDINANCE

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The City of Southlake Tree Preservation Ordinance was recently amended on November 20, 2007.

The most crucial portion of the amendment involves posting a copy of the approved Tree Conservation Plan and Tree Protection Details on all construction sites, and that all required tree protection be installed and inspected by the City prior to the issuance of any permit. This would include Earth Disturbance, Building and any permit that would involve plumbing or trenching.

On all construction sites where trees are present,

contractors and builders are now required to apply for a Tree Protection permit

Prior to any construction activity on the site, the permit applicant must install the required tree protection and signage and call for a tree protection inspection. (See page 4 for new permit posting requirements.)

Once the site is inspected for the proper tree protection and required signage, the permit can be released and construction may begin on the site.

For more information please contact the Building Inspections at 817-748-8236..



EXAMPLE OF TREE PROTECTION

Stormwater Class
Jan. 22
8am-12pm
N Richland Hills
Call for details
817-427-6300

HELPFUL HINTS

- Watch for the adoption of the new codes
- Always maintain your tree protection
- Call before you dig: 1-800-DIG-TESS (1-800-344-8377)
- Dumpster company is Duncan Disposal

BUILDING BOARD OF APPEALS

The Building Board of Appeals is a citizen board appointed by the city council to hear appeals related to specific codes and ordinances related to buildings and construction. Such as:

- Contractor Registration Ordinance
- Property maintenance code

- Cross Connection Control Ordinance
- Construction Codes for Building, Mechanical, Electrical, Plumbing & Fuel Gas Codes.

The Board develops recommendations on these issues to submit to the city council.

There is a workshop planned to discuss the 2006 codes January 24th in the Town Hall conference room. This is also an opportunity for the interested public to contribute to the ordinance making process.



CODE RED

A REGULAR COLUMN ADDRESSING IMPORTANT CODE ISSUES

HVAC CONTRACTOR GUIDELINES

- At any house or building with more than one HVAC unit verify all new equipment installed is permanently labeled by number either on the unit or at the equipment disconnect.
- Verify that circuit breakers for equipment are numbered at the electric panel.
- Verify overcurrent protection sizing based on name plate rating.
- For equipment that is accessible through a scuttle hole only, an extension ladder shall be furnished and in place for the inspection.
- Verify positive slope on system

- drain lines regardless of a pre-existing condition.
- Verify Type B vents maintain minimum 1" clearance from combustibles regardless of a pre-existing condition.
- Verify drip pans are free from insulation and debris regardless of a pre-existing condition.
- For new gas furnace installation, verify rigid gas line into unit.
- Verify all work is complete before scheduling an inspection.



WATER HEATER CHANGE-OUT GUIDELINES

- For equipment that is accessible through a scuttle hole only, an extension ladder shall be furnished and in place for the inspection.
- Verify positive slope on drain lines regardless of a pre-existing condition.
- Verify Type B vents maintain minimum 1" clearance from combustibles regardless of a pre-existing condition.
- Verify pans are free of insulation and debris regardless of a pre-existing condition.
- For water heaters located within a dwelling that do not have an existing pan and drain, a new pan shall be required along with an alarm, OR any approved automatic shutoff device. The installation of a new drain is not required but is encouraged if structural conditions allow.
- For water heaters located within a garage in a space adjacent to living area that do not have an existing pan and drain, a new pan shall be

- required and the drain may terminate outside the garage or within the garage at the sloped portion of the floor.
- The T & P discharge line and the pan drain line may be connected together only when no other alternatives are available. A swing check valve will not be required on the pan drain line but the connections must minimize the possibility of discharge water from flowing back into the drain pan.
- The diameter of the discharge piping shall not be less than the diameter of the relief valve outlet and shall not be trapped.
- Electric water heaters located in a garage on the floor may be replaced in their original location without installing a new platform. Gas units must be raised onto a platform unless listing permits otherwise.
- Tankless water heater installations that require new gas piping are not subject to an air pressure test on the entire system unless the new installation exceeds four (4) fittings).

INSPECTION SCHEDULING / 817-748-8214 (VOICE MAIL)

- Morning and afternoon shifts are available for customer convenience.
- Requests for inspections that are received before 7:00 a.m. are performed the same day from 8:00 to 10:30 a.m. (typically).
- Requests for inspections that are received before noon are performed the same day from 1:00 to 3:30 p.m. (typically).
- If the customer requires a more specific time, please leave contact information with the inspection request and we will make the arrangements.
- Inspection times from 11:00 a.m. to 1:00 p.m. daily, after 3:30 p.m., weekends, or holidays are not available options for inspections.
- Please do not schedule inspections more than five (5) days in advance.

For more information, please call 817-748-8236.

- Tankless water heater inspections require that the manufacturer's installation manual be available at the unit for the inspector.
- For situations involving unusual circumstances or hardships, please contact an inspector in advance of work performed.



ECONOMIC DEVELOPMENT NEWS

The Department of Economic Development promotes business attraction, development and retention through a variety of programs. Marketing efforts include trade shows, local and regional events, and strategic print advertising such as the DFW 114 West Corridor Supplement in the Dallas Business Journal. The Dept. also prepares business support resources such as: New Business Guide, Market Your Southlake Business, Meeting Accommodation Summary, Catering Summary, Shopping and Dining Guide, and a monthly Newsletter. Important web-based resources include www.SouthlakeBusinesses.com

containing information on every business in Southlake with search capabilities by keyword, alphabet, or industry. Another very useful website is www.SouthlakeSites.com listing all commercial real estate in the City. The Department staff is also glad to personally assist a business or prospect with their search for opportunities in the City. Helpful information is also available to those moving to Southlake through our Residential Relocation Report and Community Profile. Feel free to contact the Department of Economic Development at (817)748-8039.



2007 NTCAR EXPO

CROSS-CONNECTION ORDINANCE

On October 15th the Public Works Department updated the cross-connection ordinance which made several changes to the program. These changes include registration of testers, a schedule for testing devices once installed, and requirements for installation.

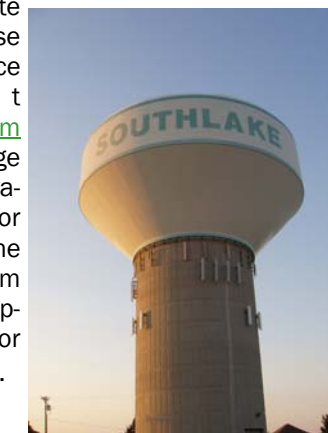
Tests will no longer be accepted from backflow testers until the testers have fully registered with Building Inspections and Public Works. Registration requires gauge calibration, insurance, state fire marshal certification, and confined space entry. Tests must be recorded on forms which can be obtained from the City – no other test form will be accepted. Please note that testers must identify who is responsible for this device (the owner or tenant who will deal with day to day operations). If you are hiring a tester for an initial test for a vacant building, please provide this information (if not the tenant, then the building owner or property manager) so that the test may be processed.

Each device installed at a non-residential property must be tested annually. Public Works will track all devices and testing of these devices. Removal or replacement of a device requires a plumbing permit.

In addition, there have been a few changes in the requirements for a backflow device and when one must be installed. Requirements for a device in all two story buildings have been removed, for example. For a complete list of requirements, please see the new ordinance available at www.cityofsouthlake.com on the Public Works page and/or the 2003 International Plumbing Code. For more information on the cross connection program please contact Christi Upton at 817-748-8638 or cupton@ci.southlake.tx.us.

I²ACT

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



WATER TOWER