

Planning and Development Services
 Building Services 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.

TIPS FOR SAVING MONEY ON GAS

Everyone is aware of the high cost of gas so here are a few tips for saving money:

- Make sure your tires are inflated properly so there is less road resistance.
- Turn your vehicle off if idling more than 3 minutes.
- Change your air filter on a regular basis.
- Get a Tune-up.
- Fill your tank at night or in the early morning when it is cooler. Gas is denser when the temperature is lower.



- Use cruise control, it keeps the gas flow more even so there is less waste.
- Carpool to share the cost of gas and if you need to go through Dallas, you can save time by taking the HOV lane. Take turns driving or just kick in a little extra for maintenance if your ride-share has a smaller vehicle with better fuel economy.

There are many websites available to help save money. From finding the lowest gas price in your area to ride sharing websites. So do your research before you drive and you can keep your cash.

RESIDENTIAL REVIEW COMMENTS REPLACE STAMPS

For a number of years residential plan reviews were made with the use of a number of red ink stamps to inform builders of key code and ordinance information required during construction of a new residence. These stamps have been replaced with Residential Review Comments. These are review comment sheets attached to all residential house plans which contain all the information from the

stamps and include new information from the code and ordinance changes brought about with the adoption of the 2006 I-Codes. These comment notes are critically important for a safe, code compliant installation of all components throughout the construction of a new residence.



COMING NEXT ISSUE:

- Basic Sign guidelines
- House wrap

INTERNATIONAL CODE COUNCIL

Did you know the International Code Council is the publisher of most of the city's building code books? And did you know that some are even available in Spanish? The ICC has now partnered with ANSI (American National Standards Institute) to distribute the recently released 2006 International Codes in Spanish in electronic format. These codes include the International Building, Fire, Residential, Energy Conservation, Plumbing, Mechanical and Fuel Gas Code.

The Spanish electronic version is available at: <http://webstore.ansi.org/>

To purchase all other books:

<http://www.iccsafe.org/>



INTERNATIONAL CODE COUNCIL

BUILDING A BETTER SOUTHLAKE

A CONSTRUCTION & DEVELOPMENT NEWSLETTER

EXPANDED WATER CONSERVATION MEASURES

INSIDE THIS ISSUE:

CODE RED 2
CODE CHANGES

INSPECTOR'S NOTEBOOK 2

RAIN/FREEZE SENSORS 3

THE DRAWING BOARD 3

RESIDENTIAL REVIEW COMMENTS 4

TIPS FOR SAVING MONEY ON GAS 4

INTERNATIONAL CODE COUNCIL 4

The City of Southlake has adopted Ordinance No. 895-A; an amendment to the Water Conservation Ordinance. With the adoption of this amendment, water conservation measures will become a year-round occurrence effective immediately.

Previously, watering restrictions occurred during the period of June 1st thru September 30th. With the passage of the new ordinance, landscape watering using sprinklers will be prohibited during the times of 10am thru 6pm year-round. Landscape watering during these times is avoided to minimize evaporation which is at its peak during the hottest times of the day.

The adoption of on-going landscape watering restrictions was prompted by the City of Ft. Worth. The City of Southlake purchases its potable water from the City of Ft. Worth, and by contract, must abide by all restrictions which Ft. Worth sets forth.

In addition, Southlake's Drought Contingency Ordinance No. 662-C works hand-in-hand with the Water Conservation Ordinance. Most cities in the DFW area are permanently on a Stage 1 drought alert. Stage 1 simply means that water conservation measures are being observed due to dry conditions.

Southlake's Drought Contingency Ordinance has four possible stages of drought which are triggered by decreasing water levels in the elevated storage tanks (EST).

These are:

- Stage 1—Dry Conditions
- Stage 2—Water Watch
- Stage 3—Water Warning
- Stage 4—Emergency Mgt.

As the summer months proceed with warmer daily temperatures and decreased rainfall, peak demands are placed on the ESTs for increased capacity.

In the event that the water levels in three of the elevated storage tanks falls below the 18 foot mark, or half-full, for 3 consecutive days while the pump stations are running at full capacity, Stage 2 of drought will be triggered.

What this means to you?

STAGE 1 (Currently In-effect)

- NO landscape watering between 10 AM to 6 PM using sprinklers. Soaker hoses are permitted.

STAGE 2

- NO landscape watering between 10 AM to 6 PM using sprinklers.
- All Southlake water customers will be required to follow a watering schedule of once every 5 days depending on the last digit of the property address.

- Builders and developers will be highly encouraged to postpone planting new trees and decorative shrubbery which require large volumes of water to establish until drought conditions subside.

- Use of a fire hydrant for construction purposes will require a special permit from the Public Works Department 817-748-8082.

For complete details and the latest information, please visit www.cityofsouthlake.com and click on "Latest News". For other questions, please call 817-748-8098.



WATER TOWER

Check with us for information on additional Builders Meetings 817-748-8236

CODE RED

A REGULAR COLUMN ADDRESSING IMPORTANT CODE ISSUES

CODE CHANGES

Building codes cycle every three years and as such, the changes can have a noticeable impact on how to budget and plan for your project. With the April 2008 adoption of the 2006 I-Codes and the 2008 National Electric Code, many recently permitted projects will fall under the new codes. It is important to check your city-approved plans to identify which code you are building under. Taking the following simple steps can alleviate much confusion during the course of your project:

- Identify what the new code changes are and how they directly impact your project. Code summaries are available on the ICC website at www.iccsafe.org. Also, the City provides free guideline packets for residential, commercial, and swimming pool construction that detail some, but not all, of the updated code

changes. Another avenue is to consult with staff as the plans examiners and inspectors have been trained on the updates. Numerous publications and internet access are also valuable tools for obtaining the appropriate information.

- Contractors and sub-contractors should consult with each other before they begin work on any facet of construction. Everyone is used to performing their craft in a certain manner and the code changes can cause a disruption in the process. What was approved last week can become a violation this week. As the general contractor, you are responsible to identify the adopted codes for the jurisdiction of your project and pass along that information and expectations for performance to the subs. This process includes providing plans that are marked-up by city staff for everyone to review.

- Verify that your designer is apprised of the applicable codes before submitting plans for permit. The designer has the ability to eliminate many problems long before your project commences. Doing the homework in advance before creating drawings can lead to a more expedient plan review turn around and lessen the number of correction tags issued during construction.

Familiarize yourself with the new codes that have been adopted and learn how the changes may impact your pending project. Forward the information to the various trades and other associated parties that may be affected. Pro-active action before your project begins can eliminate reactive corrections during construction and save money and time for everyone involved.



INSPECTOR'S NOTEBOOK

A REGULAR COLUMN ADDRESSING COMPLIANCE ISSUES

MANAGING LOADING & UNLOADING ON YOUR JOB SITE

When planning your project, it is important to identify the logistics on how the site will function in relation to available space for staging of materials and access. This situation can be especially difficult when you have trees on the lot.

When establishing your construction entrance, identify the optimum location with respect to access by large trucks. This may not always be where the driveway/approach is planned. Your erosion control plan can be altered during the various phases of construction and this flexibility allows for the best possible use of your site.

Plan in advance how your site will be set up for the multiple deliveries that will occur during the project. Identify where shipments of lumber, sand, brick, rock, mortar, roofing materials, and more will be placed on the lot. For lots with trees, this aspect is critical because of the requirement of maintaining the critical root zone. For all other materials and products, verify that your site can accommodate vehicles loading and unloading. This can be accomplished by simply placing a sign that helps the driver identify where to leave the shipment.

It is important to maintain tree protection and erosion control through-

out your project and product deliveries have an adverse impact on these facets of site management. Advance planning can help eliminate or lessen the problems associated with vehicles loading and unloading on the job site.



CONSTRUCTION ENTRANCE

RAIN/FREEZE SENSOR REQUIREMENT

On June 1, 2007 the Water Conservation Ordinance required that all commercial irrigation systems be retrofitted with a rain/freeze sensor and to install the sensor on any new irrigation systems. In addition, all commercial sites must also test the rain/freeze sensor annually at the time the backflow assembly is tested. It was the intent of the City of Southlake that the backflow assembly tester would test the rain/freeze sensor while testing the assembly. The Texas Commission on

Environmental Quality (TCEQ), however, cannot allow a backflow tester to also test the rain/freeze sensor unless the backflow assembly tester is a licensed irrigator or plumber. Because of TCEQ's policy and the City of Southlake's decision that both be tested at the same time, only a person with both a backflow tester assembly license and an irrigation or plumbing license may test an irrigation assembly. What this means to you: when you need an irrigation assembly to be tested,

be sure to hire a tester with both licenses. Please contact Christi Upton, Environmental Coordinator with questions or concerns at 817-748-8638 or cupton@ci.southlake.tx.us.



RAIN-FREEZE SENSOR

THE DRAWING BOARD

A REGULAR COLUMN FROM THE PLANS EXAMINERS

ENERGY CODES FOR RESIDENTIAL REMODEL

There are three ways an addition or alteration to a residence can comply with the code for energy conservation.

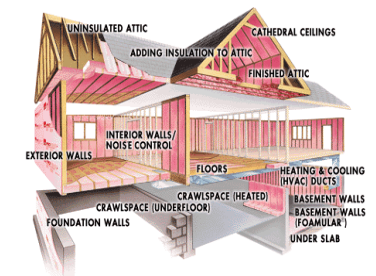
The first page of the code book says that Additions, Alterations or Repairs to a building have to comply with the code the same as a new building *without requiring the existing to comply*. This means that what you install new today has to meet the code but what is existing may remain so long as it does not make the building perform worse than before the changes. For example, if adding a room to a house that has a 10 SEER air conditioner, the new area is insulated to the current standard and a new duct with R8 insulation is extended to the room. It is ok to cool the new room with the old air conditioner so long as it has sufficient capacity. This can be verified by a mechanical contractor. If it becomes necessary to replace the air conditioner with a new one, for any reason, then the new unit has to meet today's stan-

dard of at least 13 SEER.

If the area to be added has a large window area percentage and it cannot comply under the above method and the house was built since the energy code has been in effect (December 18, 2001 in Southlake) you will need to find the original plans and re-evaluate the entire house based on today's code. In that case the envelope would be based on the overall percentage of glass rather than the percentage on the addition only.

For small additions, up to 500 square feet, there is a simple table that does not require any calculation of window area. It requires windows to have a maximum U factor of 0.50 and SHGC of at least 0.40. Insulation values are typically R-30 in ceilings, R-13 in walls and R-19 in floors when above non-conditioned space.

If you have any questions regarding any code items, please call our office at 817-748-8236.



INSULATED HOUSE

I²ACT

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