



BUILDING A BETTER SOUTHLAKE

A CONSTRUCTION & DEVELOPMENT NEWSLETTER

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HELPFUL HINTS

- Always wear your hard hat and safety glasses
- The city is a partner with EPA WaterSense. See epa.gov/watersense for water saving tips
- Watch for round-about road construction.
- Ordinances are available on cityofsouthlake.com

SWIMMING POOLS—AN ENVIRONMENTAL HAZARD?

Unfortunately, yes, swimming pools, from installation to maintenance, have plenty of opportunity to create local environmental disasters, mainly in sensitive local waterways. Improper discharges have been known to cause fish kills, drastically impacting the ecosystem.

Discharges to the storm drain system or waterways of any water that contains any chemicals or sediments are strictly prohibited in the City of Southlake, per Ordinance 953. Below are some activities to watch out for when installing and maintaining pools.

Installation

Installation is a muddy mess. However, as a construction site, you must take measures to prevent sediment from leaving the site. See City of Southlake Ordinance 946 for more information. In general, regardless of size, you should:

- Use perimeter control around the disturbed area
- Install a proper construction entrance
- Prepare a concrete washout pit for the concrete delivery and equipment

Refinishing

If the pool needs to be refinished, you will probably need to drain the pool. Many older pools are not plumbed to the sanitary sewer, thus will have to be drained to the ground. Keep in mind these tips when discharging the system:

- Reduce or eliminate solids (debris, leaves, or dirt) in the pool water
- Allow the chemicals to dissipate. This

could take up to seven days after the last treatment, so make sure to ask when it was last treated.

- Test for chlorine and pH before draining the water. Chlorine cannot be above 0.1 ppm and pH cannot not be beyond the range of 6 to 9.
- Drain the pool to grass and landscaped areas. Avoid allowing the water to run off the property into neighboring yards. Be prepared - it may take more than one day to drain the pool completely this way.
- Never direct the hose to the storm drain inlet or the city's waterways.

Once the pool has been drained, chemicals that are used to refinish the pool must be handled properly. Do not discharge water with harmful substances to the storm sewer system. For example, if you are using muriatic acid to remove plaster, do not pump water from the pool to the ground without first treating the acid and testing the pH. Again, the pH must be between 6 and 9.



KLAPPRODT POOL AT CONSTRUCTION

COMPLETED KLAPPRODT POOL

CODE RED

A REGULAR COLUMN ADDRESSING IMPORTANT CODE ISSUES

HANDRAILS



Handrail requirements for residential construction are addressed in Section R311 of the 2006 International Residential Code (IRC). Handrails must be provided on at least one side of each continuous run of treads or flight with four or more risers. The handrail height cannot be less than 34 in. nor more than 38 in. which is measured vertically from the nosing of the stair treads. This height should be measured to the top of the handrail at the point that it is directly above the nosing.

Handrails for stairways must be continuous for the full length of the flight. This is required so that users should be able to grasp the handrail and maintain their grasp without having to release the rail where it is supported. In order to achieve this, a clear space of at least 1½ in. is necessary between the handrail and any abutting wall.

There are two exceptions to

handrail continuity. The first allows that handrails can be interrupted by a newel post at the turn. The second exception allows the use of a volute, turnout, starting easing or starting newel post over the lowest tread.

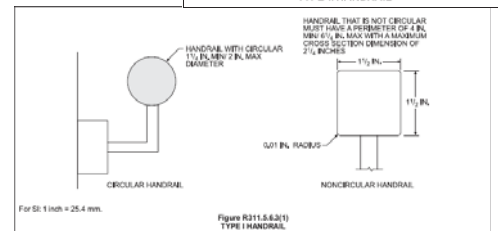
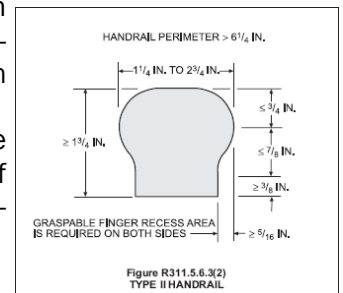
To be effective, a handrail must be of a size that can easily be grasped by the vast majority of users. If it is too large, it is difficult for a user to get a strong enough grip to provide the needed support. Because of the variations in people's sizes and physical conditions, the IRC specifies that the handrail be either a Type I or Type II.

Type I handrails that are circular must have an outside diameter of at least 1¼ in. and not greater than 2 in. A handrail that is not circular must have a perimeter of at least 4 in. and 6¼ in. maximum with a maximum cross section dimension of 2¼ in.

Type II handrails have a perimeter greater than 6¼ in. and the

minimum width is 1¼ in. to a maximum 2¾ in. The maximum height cannot be less than 1 ¾ in. with a graspable finger area that is recessed on both sides. The IRC has specific requirements for tapering and shaping of the handrail so that a user can properly grasp it. See the illustrations below for additional information.

Proper installation of handrails provides a higher degree of safety for users in stairway areas. Consult with your contractor or design professional to ensure the accuracy of the installation.



HANDRAIL DESIGNS

ICC GREEN BUILDING CODE

The International Code Council announces its intent to initiate a "Green Building Code Development Project" targeted at the commercial market. The objective of this new project is to develop a Green Building Code for traditional and high-performance buildings that is consistent and coordinated with the ICC family of Codes and Standards. The Code will provide criteria to drive green building into everyday practice. This decision builds on a series of actions that began in the 1970s with the creation of the *International Energy Conservation Code*.



More recent Code Council green initiatives include: signing a Memorandum of Understanding with the U.S. Green Building Council; issuing the *National Green Building Standard* in partnership with the National Association of Home Builders; creating professional development, including training and certification, to address green systems and approaches; and creating a Sustainable Building Technology Committee, a Code Council Board initiative.

The code likely will address energy efficiency (including solar and other advanced technologies), water use

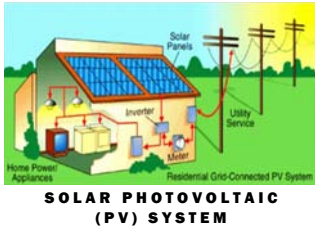
efficiency, material and resource use conservation, indoor environmental quality and overall building impact on the environment. The Code Council will seek the collaboration of key partners along with input from its members and stakeholders. This coordinated approach will ensure that code officials, design professionals and other industry experts will have a prominent and appropriate role in the development process.

For more information see: www.iccsafe.org/IGCC/index.html

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

SOLAR ENERGY ORDINANCE

The City of Southlake recently adopted a new Solar Energy System Ordinance. This ordinance establishes regulations for solar energy systems, including prohibiting systems from being located forward of the principal building on the lot and specifying minimum setbacks from property lines. In addition, all solar energy systems require approval of a specific use permit by City Council as well as the issuance of a building permit by City staff prior to installation. Please be sure to notify your potential clients that there is a minimum 6 to 8 week process to obtain possible approval. For more information, please contact Daniel Cortez at 817-748-8070 or dcortez@ci.southlake.tx.us.



INSPECTOR'S NOTEBOOK

A REGULAR COLUMN ADDRESSING COMPLIANCE ISSUES

VACANT LOTS AND CONSTRUCTION

With every new subdivision constructed, the developer is required to install proper erosion control methods and establish vegetation as part of compliance with the Storm Water Ordinance. The developer must maintain the lots until another interested party takes possession or control of the sites. As such, it is imperative that these lots are not disturbed until construction commences on the site. Unless a permit has been issued by the City, no activity may occur on any vacant lot except for maintenance of erosion control or mowing.

The City is attempting to eliminate the problem of contractors using vacant lots for staging construction activities and/or stock piling of materials. The contractors are driving over or around

established erosion control measures causing ruts while demolishing the vegetation. This results in uncontrolled run-off after rain events, causing accumulations of silt in the streets and storm sewers.

It is now established that when a construction permit is issued for a new house, pool, accessory building, or other project, the permit is for that site only. The use of any vacant lot, whether adjacent or not, is prohibited unless an earth disturbance permit has been obtained. Upon receiving the earth disturbance permit, the permit holder is responsible for erosion control on that site until permanent vegetation is established upon completion of their project.

Builders can take steps to help control contractors from parking

on or accessing vacant lots near their project. Some suggestions include posting of signs on both the project site and vacant lot that state "NO ACCESS OR PARKING ON LOT". A more effective method would be the use of orange construction fencing across the vacant lot. Even something as simple as barricade tape across the lot can be effective.

It is understood that there is no foolproof method for keeping contractors off of vacant lots but taking initiatives to prevent such problems can reduce the frequency of violations.



FAILED EROSION CONTROL



The City of Southlake has teamed with the U.S. Environmental Protection Agency's WaterSense program.

WaterSense labeled products meet the EPA's criteria for efficiency and performance. Independently tested and certified products may bear the WaterSense label, which makes it easy for consumers to identify and select a variety of quality, water-efficient products and services for their homes and lawns.

I²ACT

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

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Building Inspections 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.

COMING NEXT ISSUE:

- Apprentice Electricians
- Energy Conservation

REMODELING MARKET

The residential remodeling market showed significant signs of improvement during the first quarter of 2009, according to the latest [NAHB Remodeling Market Index](#) (RMI), which was released on May 14.

The index showed current market conditions rising to 34.5 in the first three months of this year, up from 25.5 in the final quarter of 2008. Remodelers' future expectations jumped to 30 on the index, up from a historic low of 18.6 for the previous quarter.

The RMI measures remodeler perceptions of market demand for current and future residential remodeling projects. Any number over 50 indicates that the majority of remodelers view market conditions positively. The RMI has been running below 50 since the final quarter of 2005 as a result of declining remodeling expenditures.

"Remodelers are starting to receive more calls for bids and requests for

NEW CODES AT THE LIBRARY

CONSTRUCTION CORNER

The Southlake Library has created a reference section for contractors which includes various code books including the International Residential and International Building Code, pamphlets for irrigation, mold, flood cleanup and building green. Please stop by and check it out!

Library hours are:

Monday—Thursday 10:00am—8:00pm

Friday—Saturday 10:00am—6:00pm

Sunday — Closed

The library is located on the first floor of Town Hall. 817-748-8243



SOUTHLAKE VOLUNTEER PROGRAM

In an effort to better involve members of the community in municipal operations, the City of Southlake created the Southlake Volunteer Program. Through this program, people who want to volunteer some of their time and abilities to work on various projects are given an opportunity to serve. The City is always looking for volunteers to help with the many programs and services it offers its residents.

Visit the [volunteer opportunities page](#) to view upcoming events. Check back frequently as

the list is constantly updated.

IN ORDER TO VOLUNTEER:

1. Complete a [volunteer interest form](#) & submit to the Community Center at 817-748-8027.
2. If you are 17 or older, you must complete a [Background Consent Form](#).
3. Attend a volunteer orientation.
4. Sign up to volunteer 48 hours prior to the event.

Please call 817-748-8311 for more information.

proposals, although getting customers to sign for a job continues to remain a challenge," said [NAHB Remodelers](#) Chairman Greg Miedema, [CGR](#), [CGB](#), [CAPS](#), [CGP](#), a remodeler from Tucson, Ariz. "While the size of the jobs are smaller, remodelers are optimistic about this uptick in market activity."

The component of the RMI tracking market conditions for major additions and alterations rose to 32.7 in this year's first quarter, up from 19.4 in the fourth quarter of 2008. Minor additions registered and maintenance and repairs are also up.

Measures of future expectations showed healthy improvements during the first quarter. On the rise were calls for bids, which climbed from 20.6 to 34.2; the backlog of remodeling jobs, from 18.4 to 28.5; appointments for proposals, from 19.1 to 35.3; and the amount of work committed for the next three months, up 21.8 from 16.4.

"Remodelers say things are looking up from the doldrums of the fourth quarter," said NAHB Chief Economist David Crowe. "While conditions remain below average and are down slightly from this time last year, the gains over the last quarter, along with improvement in market expectations, suggest a spark to the start of recovery in the remodeling market."

For more information on NAHB's remodeling resources call 800-368-5242 x8451.

