City of Oak Ridge Kaufman County, Texas

Builders' Development Guide

Congratulations on your new project. The City Council would like to welcome you to Oak Ridge. We are pleased that you have chosen us in your consideration of locations for construction. We look forward to helping you.

The Council takes seriously its responsibility to protect property values and public safety. A signed copy of this handout will be due at the time your permit is issued. Feel free to contact City Hall if you have questions.

City of Oak Ridge ordinances regarding construction are listed on our website: CityofOakRidgeTX.com for your convenience. If you do not have internet access, copies can be obtained at City Hall for a small administrative fee based on the number of pages requested.

The process by which permits and inspections are obtained is listed below.

- 1. Submission of a foundation design.
- 2. A complete set of plans must be submitted for review and become the property of the City of Oak Ridge upon submission.
- 3. Plans must be stamped by draftsman, engineer, or architect with a current license from the State of Texas.
- 4. If a new foundation is to be poured, a soil analysis is required.
- 5. All new construction of home will require a permit for aerobic system for a cost of \$735.00 to be purchased at the time permits are issued for home.

Plan approval may take up to 14 days. Electronic submissions will process faster. **No permits will be issued until plan review is approved.**

Construction may not begin until a proper temporary access to property is in place. (Temporary Culvert at Entrance) FINAL DRIVEWAY CULVERT MUST HAVE APPROACH RAMPS IN PLACE. (ALL CULVERTS REQUIRE SLOPED ENDS)

Permit Schedule for New Construction of Single-Family Residences are calculated as follows: Minimum lot size is 5 acres for single dwelling. Refer to Zoning and Development Code, Ordinance Code 70-22 (page 17).

CONTACT TXDOT FOR CULVERT IF PROPERTY IS ON ST. HWY 34 OR FM 2728

THAT PHONE NUMBER IS 972-962-3848.

CONTACT CITY OF OAK RIDGE PUBLIC WORKS 972-551-0343 FOR SEPTIC

SYSTEM. APPLICATION IS IN THE PACKET.

- Square footage at or below 3000 square feet: \$800
- Square footage at or above 3001 square feet: \$1000

Before a Certificate of Occupancy is issued:

- All inspections must be on file with the City.
- Final inspection must be approved by inspector.
- Culvert with approach ramps must be in place address numbers must be on house (if visible from roadway) Mailbox must have numbers on both sides.

Occupying a structure before Certificate of Occupancy is issued is prohibited. Any Builder, Developer, or Property Owner understands and agrees that they are responsible for any damages done to Oak Ridge roads or streets during the construction process and that they are responsible for restoring the road or street back to its original condition.

It is the responsibility of owners and builders to comply with all City ordinances and requirements in a timely manner. Failure to do so will result in fines, penalties, attorney fees, court costs, and administrative fees.

Ordinance 2-14 AND 2-14A refers to New Construction. Ordinance 37-15 and 37-15A refers to Unreasonable Noise. (NO CONSTRUCTION IS PERMITTED ON SUNDAYS). CONSTRUCTION HOURS M-F 7:00am to 7:00 pm. SATURDAY 9:00am to 5:00pm.

If construction is started before permit is issued a fine doubling the permit fee will be added.. If a certificate of occupancy (with all inspection recorded and returned to city) is not issued before the resident moves into home a \$250.00 fine will be added to Certificate of Occupancy fee of \$15.00.

Plan Review & Inspections

Inspections & Plan Reviews New Construction Inspections Only

City's Approved Inspector:

ENGINEERING CO, PLAN REVIEW & INSPECTIONS

Eyncon Engineering & Surveying 1604 N. Kaufman St.

Ennis, TX 75119

Phone: 469.478.3033

info@enycon.com

http://constructionengineer.co/

All Fees are paid directly to Eyncon

License Registration Fee (all trades)

PLAN REVIEW & INSPECTIONS ONLY

Texas Compliance Solutions
3804 Lake Bardwell Dr. Ennis, Texas 75119
972-935-7005

buddy@texascompliancesolutions.com

Buddy Markham or Elizabeth Wester

All Fees are paid directly to Texas Compliance

Solutions

NOTE: All trades and contractors are required to register with the City of Oak
Ridge prior to the issuance of permits, however, only those trades or contractors
not exempt by the State shall be required to pay the registration fee.

Annual Registration Fee is \$75.00

By signing below, I acknowledge that I have read, understand, and agree the above information and will abide by its provisions.

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City of Oak Ridge Kaufman County, Texas

Small Projects Handout for Residentially Zoned Properties

To: All builders, contractors, and property/homeowners of proposed small projects

The City of Oak Ridge takes its responsibility to protect property values and public safety seriously. Please read this document carefully. A signed copy of this handout will be due at the time your permit is issued. Feel free to contact City Hall if you have any questions.

APPLICABLE CODES AND STANDARDS:

- 1. The City of Oak Ridge has adopted and enforces the following codes and applicable references. In addition, where there is no clear code reference or direction, all work shall comply with common and standard construction practices.
 - 2003 International Residential Code
 - 2003 International Fire Code
 - 2003 International Plumbing Code
 - 2003 International Mechanical Code
 - 2003 International Energy Conservation Code
 - 2005 National Electrical Code
- 2. All public utility work shall comply with the City of Oak Ridge construction regulations or when there is no clear code reference or direction, all work shall comply with the latest edition of the Public Works Construction Manual as provided by the North Central Texas Council of Governments (NCTCOG).

DEFINITIONS:

- 1. **Small projects**: Include, but are not limited to, any work *other than* new construction of a residential home.
- 2. **Building Additions**: Structural attachments to permanent, residential dwellings that increase the square footage of the main dwelling. Permits for additions shall be processed as new construction.
- 3. **Alterations/Remodels**: Any construction and/or repair of existing construction. Alterations/remodels include, but are not limited to, the following:
 - a. Concrete flatwork such as driveways, porches, & accessory building foundations, kennels/runs/pens.
 - b. New fencing or replacement of existing fencing where more than 50% of the linear footage of the existing fencing is involved. Note: When repairing existing fencing, the same materials must be used.

- 4. **Accessory building:** A structure that is detached from the main building, and intended for accessory use. Accessory buildings include, but are not limited to, the following:
 - a. Barns used for livestock or other purposes
 - b. Workshops
 - c. Storage buildings
 - d. Detached garages
 - e. Gazebos; awnings; pergolas

A building or structure attached to the principal building or structure by only a breezeway having a maximum width of six (6) feet shall be considered as being a detached accessory building or structure. Inspections are required for accessory buildings of any size that have one or more of the following:

- a. Concrete foundation
- b. Plumbing
- c. Heating, Ventilation, Air Conditioning (HVAC)
- d. Accessory buildings must be placed beside or behind the main dwelling, and at least 10 feet from main structure, and property line. At no time can an accessory building be located within platted lot setbacks or in utility easements. Only new materials may be used in the construction of accessory buildings. Accessory buildings can be no taller than 20 feet.

GENERAL INFORMATION:

- 1. Living in an accessory building is strictly prohibited.
- 2. Permits & inspections are required for all below- and above-ground pools that have an electric pump. All applicable codes and City ordinances shall be adhered to.
- 3. All work must be done by state licensed professionals, and inspected by a qualified inspector with a current license from the state of Texas.
- 4. City ordinances are listed on our website: www.CityofOakridgeTX.com. If you do not have access to the Internet, copies can be provided by City Hall for a small administrative fee, based on the number of pages requested.
- 5. Projects involving the pouring of concrete must get a pre-pour inspection. To schedule a pre-pour inspection call 214.536.2705.
- 6. Before any sub-grade construction work begins, you must call 811 and request a line-locate for utilities.
- 7. All exterior electrical outlets must be protected by a Ground Fault Circuit Interrupter (GFCI).

PERMITTING:

- 1. The cost of permits does not include inspections.
- 2. <u>Permits for Accessory</u> Buildings Cost is determined by square footage as follows:

Square	Fee	
Footage		
200 or less	No fee	
201 to 1000	\$50	
1001 to 3000	\$100	
3000+	\$200	

- 3. Permits for all swimming pools are \$35. To obtain a permit, please call City Hall at 972.551.0343; For inspections on inground pools only, call 214.536.2705. Fence Regulations need to be followed per Ordinance #20-16.
- 4. Permits for new fences shall require a drawing that shows setbacks and easements as well as a list of materials that will be used in the construction of the new fence.
- 5. Greenhouses 201 square feet or more require a permit. All greenhouses of any size are subject to accessory building height limits. Placement is subject to platted-lot setbacks & utility easements.

WORK EXEMPT FROM PERMITTING AND INSPECTIONS:

Exemptions from permit requirements shall not be deemed to grant authority to perform any work that is in any manner in violation of City or State codes.

- 1. The repair (50% or less) of an *existing* fence for which approved materials are used and all other requirements are met; repairs must be made with same materials as existing fence.
- 2. Roof repair and/or replacement.
- 3. Cosmetic improvements such as painting, cabinets, counter-tops, tile, non-structural repairs, replacement of wall material or flooring.
- 4. Appliance installation which does not require the device to have additional electrical, gas, or plumbing services installed.
- 5. Below-ground pools/ponds under 2 feet deep where no electrical pump is attached.

- 6. Retaining walls under 2 feet tall.
- 7. Playground equipment.
- 8. Irrigation systems for landscaping. Irrigation systems shall be installed by State licensed installers and back flow apparatus shall be installed on accordance with State law, and must be inspected annually. This is handled with the North Kaufman Water District. Call 972-962-7614
- 9. Greenhouses 200 square feet or less.

Texas Compliance Solutions.....972-935-3655

- 10. Residential fire sprinkler systems and fire detection and alarm systems.
- 11. Ready-made or pre-fabricated buildings are exempt from permits provided they are 200 sq. ft. or under, do not have HVAC, concrete foundations, electric or plumbing. However they are subject to the same height, placement, and setback rules as any other accessory building.

EXPIRATION OF PERMITS:

1. All permits for small projects will expire 180 days after the day of issuance. Builders/owners are allowed one extension of 45 days for an additional \$50.

information and will abide by its provisions.				
Contractor/Owner	Date			
Inspectors:				
Eyncon LLC Engineering972-878-3647				