

NO. 98-001

AN ORDINANCE BY THE TOWN OF WOODLOCH, TEXAS, ADOPTING THE PROVISIONS OF 1997 EDITION OF THE STANDARD BUILDING CODE, AND THE AMENDMENTS THERETO; REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF BUILDINGS OR STRUCTURES; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; DECLARING AND ESTABLISHING A FIRE DISTRICT; PROVIDING PENALTIES FOR VIOLATION, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; DEFINING CERTAIN TERMS AND ADDING AMENDMENTS AND ADDITIONS.

WHEREAS, the Town of Woodloch should adopt a Building code to regulate all types of construction within its limits, for the good, benefit and general welfare of its inhabitants, and after due consideration, is of the opinion that the 1997 Edition of the Standard Building code, and the Amendments thereto, is a proper Code for such purpose:

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF WOODLOCH, TEXAS;

I.

ADOPTION

(1) That the regulations and provisions of the 1997 Edition of the Standard Building Code, and the Amendments thereto, recommended and published by the Southern Building Code Congress, International, Inc., are adopted as their regulations governing the construction of the building, additions, alterations, and other structures in the Town of Woodloch, and it shall be unlawful to erect, modify or construct any building or structure or change the occupancy use thereof in violation of or without complying with those regulations, codes and provisions.

(2) That copies of such Code shall be kept on file in the Secretary's office, for

inspection.

(3) That the term "Building Official" shall mean any person or officer of the Town of Woodloch, Texas, duly designated by official resolution of the City council pursuant to the provisions of the Standard Building Code, having the duty to enforce the building regulations herein contained.

II.

That the following Sections and/or provisions of said Standard Building Code are hereby amended:

(1) "That the Permit Fees shall be as set out in the 1997 Standard Building Code, Appendix K - RECOMMENDED SCHEDULE OF PERMIT FEES, pages 509 and 510, an extract copy of which is attached herewith as Exhibit "A", together with or in addition to a Group A - RESIDENTIAL (New Work) Net Usable Square Footage Assessment Fee, for Group A-Residential Construction Only, described as follows:

(A) Residential (Single Family Dwellings)

<u>Net Usable Area Square Feet</u>	<u>Assessment Fee</u>
1990 and above	-None-
1770 - 1899	\$20.00
1500 - 1699	.05 sq. ft.
1300-1499	.25 sq. ft.
1100-1299	.50 sq. ft.
1099 and less	.75 sq. ft.

(B) Residential (Rental Usage, New Work, Single & Multi Family Dwellings).

<u>Net Usable Area Square Feet</u>	<u>Assessment Fee</u>
1990 and above	\$.20 sq. ft.
1500- 1899	.40 sq. ft
1100-1499	.60 sq. ft.
1099 and less	1.20 sq. ft.

Additionally, the below listed Inspection Fee Schedule shall be assessed in those instances where a fee is not otherwise provided:

(1)	Change of Occupancy Use	\$50.00
	Building over two stories in height, per floor	25.00
(2)	Certificate of Occupancy (New Work)	None
	Existing Construction	50.00
(3)	Certificate of Compliance	25.00
(4)	Duplicate Copy of Previous Issue Certificate	10.00
(5)	Incinerator and Boiler Inspections	25.00
(6)	Revalidation Inspections	20.00
(7)	Signs/Billboard Inspections	50.00
(8)	Elevator Inspections	50.00
(9)	Sidewalk and Driveway Inspections	25.00
(10)	Curb-Cut Inspections	15.00

Specific exemption to the Residential (Rental Usage) Assessment Fee is to be granted to the Single Family Dwelling Owner who has established Legal Residence at the place or dwelling prior to making an intended change in Occupancy Use from Owner Use to Rental Use; otherwise, the above Change of Occupancy Use Fee plus the premium amount of fee indicated above will be assessed."

(2) Section 105.2 APPEALS - Chapter 1, pages 4 and 5, hereto read as follows:

"(a) Whenever the Building Official shall reject or refuse to approve the mode or manner of construction proposed to be followed, or materials to be used in the erection or alteration of a building or structure, or when it is claimed that the provisions of this code do not apply, or that an equally good or more desirable form of construction can be employed in any specific case, or when it is claimed that the true intent and meaning of this code or any of the regulations thereunder have been misconstrued or wrongly interpreted, the owner of such building or structure, or his duly authorized agent, any appeal from the decision of the Building Official to the City Council. Notice of appeals shall be in writing and filed within ninety (90) days after the decision is rendered by the Building Official. A fee of ten dollars (\$10.00) shall accompany such Notice of Appeal."

III.

ADDITIONS

That said 1997 Edition of the Standard building Code is hereby amended by adding the following provision, to-wit:

(A) FOUNDATIONS (OR SLABS):

- (1) The finished surface of all foundations will be at an elevation of not less than the base flood elevation.
- (2) Driveways and patio slabs shall be a minimum of 4" thick (approach to driveway to be 5 1/2" minimum), with a minimum of 6"x6" #10 welded wire mesh in the pour, over culverts; expansion points shall be provided every 20 lineal feet, minimum approaches are to be scored to a depth of at least 1", at front property lines

(B) WIRING:

- (1) All wiring will be copper at least #12/2 conductor insulated with ground.
- (2) All outlets and switches are to be grounded.
- (3) Every major appliance shall be on a separate circuit.
- (4) All other specifications shall be in accordance with the National Electrical Code, unless otherwise excepted herein.
- (5) No work shall be done under the scope of this Section of the Ordinance, unless done by or under the direction of a Master Electrical or electrical sign manufacturer.

(C) PLUMBING:

- (1) All water lines below ground shall be Schedule 40 PVC or equivalent, with glued joints.
- (2) All water lines in ceilings and walls shall be ASTM A-120 or better schedule 40 galvanized iron pipe.
- (3) Exterior Clean-outs on sewer lines shall be placed as follows:
 - (a) One adjacent to structure outlet.
 - (b) One every 90' thereafter.
- (4) Drain lines from sinks, tubs, etc., shall be at least 2" in diameter.

- (5) Shower stalls shall be constructed with lead pans or approved substitute (side height to be at least 6") included.
- (6) Sewer line from commodes to main line shall be a minimum of 4" IPS.
- (7) Main sewer lines shall also be 4" IPS.

(D) CHIMNEYS:

- (1) All chimneys of every kind and character shall contain and have installed therein proper spark screens.

(E) PORCH:

A front porch may be constructed with the following guidelines and/or restrictions:

1. Extension from the front of existing will not exceed 6'.
2. Width may not exceed side of existing structure unless porch extends to side of structure.
3. Porch may not be enclosed, but must have open railings.
4. Porch floor height may not exceed elevation of existing slab.
5. Materials used will be limited to wood and/or brick and must be consistent with existing structure.
6. Slope and pitch of roof must be consistent with existing structure.
7. Roofing material must be composition. Wood shingles are not allowed.

(F) PATIO:

Patios may be built on property but must be located at rear of existing structure with the following guidelines and/or restrictions:

1. Patio must be built on slab at same elevation of existing structure.
2. Enclosed patios will be subject to any and all restrictions as set forth in the Flood Prevention Ordinance.
3. Dimensions may not exceed 1/3 of remaining yard.
4. Roofing material must be composition and consistent with existing structure. Wood shingles are not allowed.

5. Slope and pitch of roof must be consistent with existing structure.

(G) GENERAL RESTRICTIONS:

No additions may be constructed that exceed the front of the existing structure.
Exceptions: Front Porches

(H) STORAGE BUILDINGS

Storage buildings may be erected upon property with the following limitations:

1. Total square footage may not exceed 180 sq. ft.
2. Height of roof peak may not exceed 8'.
3. No hazardous material may be stored inside storage building.
4. Storage building may not be closer than 5' from any side of existing residential structure.
5. Storage building may not be used for temporary or permanent residence, or for business.
6. Doorway may not face existing structure if located less than 10' from existing structure.
7. Roofing material must be consistent with existing structure. Wood shingles are not allowed.
8. Aluminum roofing material will be allowed if entire building is of same material.

(I) CONSTRUCTION OF NEW RESIDENTIAL STRUCTURES

All new residential construction must adhere to original deed restrictions, Building Code Ordinance, and Flood Prevention Ordinance, and any and all building ordinances.

(J) CARPORTS:

Carports may be constructed with the following guidelines and/or restrictions:

1. Carports may not exceed the front of the existing structure.
2. Carports must be attached to existing garage structure.
3. Materials must be consistent with existing structure.
4. Roofing material must be composition. Aluminum and wood shingles are not allowed.

5. Slope and pitch must be consistent with existing structure.

(K) RECREATIONAL CARPORTS OR COVERINGS:

Recreational carports or coverings may be constructed with the following guidelines and/or restrictions:

1. Recreational coverings must be constructed behind the existing structure.
2. Recreational coverings may not exceed 15' in height and 12' in width.
3. Materials used is limited to wood and brick, and must be consistent with existing structure.
4. Recreational coverings may only be used for the parking of boats, campers, recreational vehicles, and travel trailers. Recreational coverings may not be used for storage of lumber, non-operational automobiles, business materials, horse trailers, mobile homes, or any item deemed a nuisance.
5. May not be located within 5' building easement, or 10' aerial easement in rear of property.

(L) GAZEBOS:

Gazebos may be constructed with the following guidelines and/or restrictions:

1. Dimension may not exceed 12' in diameter, and 12' in height.
2. Construction material is limited to wood.

(M) GARAGE CONVERSIONS:

Garage conversions may be constructed with the following guidelines and/or restrictions:

1. The original garage door must be removed and replaced with materials consistent with existing structure.
2. Studs must be placed no farther than 18" apart.
3. Electrical wiring must adhere to standard Electrical Code.
4. Inside walls must include insulation and sheetrock.
5. Exterior wall must be consistent with material and pattern.
6. Roof must be of composition type and consistent with existing slope, pitch and material.

(N) DRIVEWAYS

The construction or replacement of driveways may be allowed with the following guidelines and/or restrictions:

1. Expansion of driveways may not encroach on 5' building easement at side of property line.
2. Material used must be of concrete.

(O) PLAYGROUND EQUIPMENT:

Playground equipment may be constructed according to the following guidelines and/or restrictions:

1. Overall height may not exceed 15'.
2. Equipment may not be used for commercial use.

(P) POOLS:

Pools may be constructed according to the following guidelines and/or restrictions:

1. A backflow preventor must be installed.
2. Pool may not be constructed or erected over existing water and/or sewer lines.
3. Yard must be fenced with a lockable gate.

IV.

REPEALING ALL ORDINANCES IN CONFLICT

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

V.

SAVINGS CLAUSE

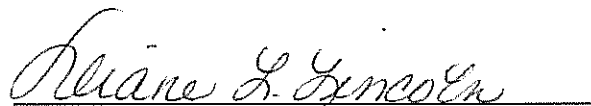
That if any section, sub-section, sentence, clause, phrase or word of this Ordinance is for any reason held to be unconstitutional or invalid such decision shall not affect the remaining portions of this Ordinance.

VI.

PENALTY

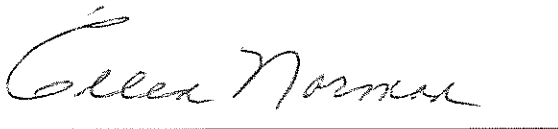
Any person, firm, corporation or agent who shall violate a provision of this Ordinance, the Standard Building Code, the Amendments thereto, and additions and amendments hereto, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, demolish or move any structure, or haws erected, constructed, altered, repaired, moved or demolished a building or structure in violation of a detailed statement or drawing submitted and approved thereunder, shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, or continued and upon conviction of any such violation such person shall be punished within the limits and as provided by State Laws.

PASSED AND APPROVED this the 13th day of March, A.D. , 1998



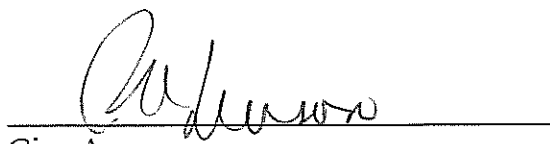
Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM AND CONTENT:



City Attorney