



New Single Family Dwelling (residential) Permit Requirements

- SRA (Sabine River Authority) Property – If the building structure is on SRA land you must provide a copy of SRA permit to build before the City can issue a permit
- Driveway Approaches & Drainage Culverts – **IF** driveway accesses State Highways applicant must provide a copy of TXDOT permit before the City can issue a permit
- 1 Set of Site Plans – A landscape architectural plan, and a detailed engineering drawing of proposed improvements to a given lot to include;
 - Legal description (lot, block, subdivision)
 - North area & scale
 - Property lines & lot dimensions
 - All easements
 - Proposed structure & all existing buildings
 - Driveways & sidewalk dimensions
 - Setbacks for front, rear & sides of house
- 1 Set of Foundation Plans – Conventional rebar slab foundation – Regionally accepted practices – Foundation detail (Reference IRC) **or** Engineered plans or Post tension foundation – Engineered foundation plans and letter. Must state foundation was designed for the soil conditions on that particular lot and the design criteria of the IRC.
- 1 Set of House (building) Plans – Construction or working drawings (blueprints) that define all the construction specifications of a residential house such as dimensions, materials, layouts, installation methods and techniques to include;
 - Floor plan
 - Exterior elevations
 - Roof design
 - Mechanical design
 - Electrical design
 - Plumbing design
 - Construction details
 - Window/door schedule
 - Masonry on wood details
 - Sheer wall details
 - Energy compliance report (www.energycodes.gov)
- Contractor Registration **required** for General, Electrician, Plumber, Mechanical, Irrigator and Backflow Tester

NOTE: once application and plans are received and reviewed more information may be requested for completion

ARTICLE I. IN GENERAL

Secs. 18-1—18-30. Reserved.

ARTICLE II. ADMINISTRATION*

Sec. 18-31. Office of building official established.

(a) The office of building official is created, and the executive official in charge shall be known as the building official.

(b) The building official shall be appointed by the city council. His appointment shall continue during good behavior and satisfactory service. He shall not be removed from office except for cause after full opportunity has been given him to be heard on specific charges.

(c) During temporary absence or disability of the building official, the appointing authority shall designate an acting building official. (Code 1987, § 6.31)

Sec. 18-32. Duties of building official.

(a) The building official shall receive applications required by this chapter, issue permits and furnish the prescribed certificates. He shall examine the premises for which permits have been issued and shall make necessary inspections to see that the provisions of law are complied with and that construction is prosecuted safely. He shall enforce all provisions of the building code. He shall, when requested by proper authority, or when the public interest so requires, make investigations in connection with matters referred to in the building code and render written reports on the subject. To enforce compliance with the law, to remove illegal or unsafe conditions, to secure the necessary safeguards during construction, or to require adequate exit facilities in buildings and structures, he shall issue such notices or orders as may be necessary.

(b) Inspections required under the provisions of the building code shall be made by the building official or his duly appointed assistant. The building official may accept reports of inspectors of

*Cross reference—Administration, ch. 2.

recognized inspection services, after investigation of their qualifications and reliability. No certificate called for by any provision of the building code shall be issued on such reports unless they are in writing and certified to by a responsible officer of such service.

(c) The building official shall keep comprehensive records of applications, of permits issued, and of certificates issued, or inspections made, of reports rendered, and of notices or orders issued.

(d) All such records shall be open to public inspection for good and sufficient reasons at the stated office hours but shall not be removed from the office of the building official without his written consent.

(e) The building official shall make written reports to his immediate superior once each month, or more often if requested, including statements of permits and certificates issued, and orders promulgated.

(Code 1987, § 6.33)

Sec. 18-33. Building inspector.

(a) There is created the office of building inspector, who shall be appointed by the mayor, subject to the confirmation of the city council. The building inspector shall have had at least two years' experience as an electrician, shall be of good moral character, shall be versed in the approved methods of electrical, plumbing and building construction for safety of life and property and the technical codes adopted in this chapter. He shall receive such compensation as the city council may decide.

(b) The building inspector shall have experience in plumbing to the extent that it enables him to know when plumbing is installed correctly. It shall be the duty of the building inspector to enforce all provisions of this chapter, and such inspector is granted the authority to enter all buildings within the corporate limits of the city when such buildings are connected or are to be connected to the municipal water and/or sewer system.

(Code 1987, § 6.21)

Cross reference—Officers and employees, § 2-131 et seq.

Secs. 18-34—18-60. Reserved.

ARTICLE III. ELECTRICAL REGULATIONS*

DIVISION 1. GENERALLY

Secs. 18-61—18-80. Reserved.

DIVISION 2. INSPECTIONS

Sec. 18-81. Duties of building inspector.

(a) The building inspector shall have the duty and is authorized, empowered and directed to enforce the electrical code adopted in this article regarding the placing of electric wires or other appliances for electric lights, heat or power in the city and to cause all such wires, appliances or apparatus to be placed, constructed and guarded as not to cause fires or endanger life or property, and to be constructed so as to keep to a minimum the loss or waste of electric current.

(b) It shall be the duty of the inspector to enforce all provisions of this chapter, and he is granted the authority to enter all buildings in the city in the performance of his duties between the hours of 8:00 a.m. and 5:00 p.m. daily, except that in emergency and within the limits of reason, the inspector may enter buildings for such purposes at other than the designated hours.

(c) It shall be the duty of the inspector to inspect and/or test all electrical work and equipment or apparatus for compliance with codes. Whenever electric wiring, appliances or apparatus shall be defective or hazardous through improper manufacture or improper or insufficient insulation or for any other reason, he shall at once cause the removal of such defect at the expense of the owners of such wiring, appliance or apparatus.

(Code 1987, § 6.3)

Sec. 18-82. Required.

Upon the completion of the wiring, installation or alteration of any building or structure for light, heat, power, appliance or apparatus, it shall be the duty of the person having direct charge of

*Cross reference—Utilities, ch. 66.

such to notify the inspector, who shall, as early as possible, inspect such wiring, installation, appliance and apparatus; and if installed, altered and constructed in compliance with the permit and in accordance with the requirements of this article, he shall execute a certificate of satisfactory inspection. The certificate of inspection shall contain the date of such inspection and the result of his examination; but no such certificate shall be issued unless such electric wiring, motors, heating devices, appliances and apparatus are in strict accord with the rules and requirements and the spirit of this article; nor shall current be turned on such installation, equipment, appliance, motors, heating device and apparatus until the certificate is issued. The amount of fee or charge to be made for such inspections and certificate is to be fixed and determined by the city council.

(Code 1987, § 6.5)

Secs. 18-83—18-100. Reserved.

DIVISION 3. PERMITS

Sec. 18-101. Required.

No installation, alteration or removal shall be made in or of the wiring of any building or structure for light, heat or power or to increase the load of energy carried by such wires or equipment; nor shall any building or structure be wired for electric lights, appliances, motors, apparatus or heating devices nor alterations made without a written permit's being first obtained from the city secretary by the person having direct charge of such installation.

(Code 1987, § 6.4)

Sec. 18-102. Interpretation of rules.

The inspector supervising the enforcement of this article will have the responsibility and authority for making interpretations of the rules, for deciding upon the approval of equipment, materials, construction and for granting the special permission contemplated in a number of the rules;

and the inspector, where necessary, shall follow the code procedure for securing official interpretation of this article:
(Code 1987, § 6.6)

Sec. 18-103. Insurance required before permit issuance.

(a) No permit shall be issued, except to a homeowner for work by him on his own home, until the electrician files with the chief building official a certificate of insurance evidencing at least the following coverages: commercial general liability insurance with an aggregate of \$300,000.00 for all claims arising in any one year.

(b) Such insurance shall be written by an insurance carrier licensed to do business in this state and shall provide that coverages afforded under the policy will not be canceled, suspended, voided or reduced until at least 30 days' prior written notice has been given to the city via certified mail, return receipt requested. Additionally, the city shall be added as an additional insured on the policy, and the coverage shall contain no special limitation on the scope of protection afforded to the city.
(Code 1987, § 6.8)

Secs. 18-104—18-120. Reserved.

DIVISION 4. STANDARDS

Sec. 18-121. Adoption of electrical code.

There is adopted by the city for the purpose of establishing rules and regulations for the construction, alteration, removal and maintenance of electric wiring and apparatus, including permits, and penalties, that certain electrical code known as the National Electrical Code, 1999 edition, and the whole of such code, save and except such portions as are deleted, modified or amended in this division, of which not less than one copy has been and is now filed in the office of the city secretary. The code is adopted and incorporated as fully as if set out at length in this division, and from the date on which this article shall take effect, the provisions shall be controlling in the

construction, alteration, maintenance or removal of all electric wiring and apparatus within the corporate limits of the city.
(Code 1987, § 6.1)

Sec. 18-122. Modification.

The fire marshal shall have power to modify any of the provisions of the code adopted in this article upon application in writing by the owner or lessee or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code shall be observed, public safety shall be secured and substantial justice shall be done. The particulars of such modification when granted or allowed and the decision of the chief of the fire department shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

Sec. 18-123. Standards.

All electrical construction; all materials, appliances, motors, heating devices and apparatus used in connection with electrical work; and the operation of all electrical apparatus within the city shall conform to the rules and requirements of the National Electrical Code adopted in section 18-121 when work is performed or equipment and apparatus installed; however, the necessity, good service and the results often require larger sizes of wire, more branch circuits, and better types of equipment than the minimum which is specified in the National Electrical Code.
(Code 1987, § 6.6)

Secs. 18-124—18-140. Reserved.

DIVISION 5. ELECTRICIANS

Sec. 18-141. Licensing of electricians.

Any person desiring to engage in the business of electrical construction or of the installation of wiring and apparatus for electric lights, appliances, heating or power in the city shall, before doing so, obtain a license the annual fee for which

is on file in the city secretary's office, which shall be paid into the city treasury before such license shall become effective.

(Code 1987, § 6.7)

Sec. 18-142. Qualifications.

No license under this division shall be issued until the person applying for such license has made a satisfactory score on the exam and presented such evidence to the inspector of the ability to do electrical work in a safe and satisfactory manner. No permit for installation or alteration of any wiring, heating devices, motors, appliances and apparatus shall be issued until license and insurance required in this division have been obtained.

(Code 1987, § 6.9)

Sec. 18-143. Failure to comply.

Any person who shall fail within a reasonable time to correct any defect in his work or to meet the required standards after having been given notice of the unfit condition by the inspector shall be refused any other permit until such defect has been corrected. Such person shall be subject to revocation of his license for defective work and may be punished as provided in section 1-14, upon conviction for violation of the provisions of this article.

(Code 1987, § 6.10)

Sec. 18-144. License to individual.

Any individual desiring to perform his own electrical work personally shall not be required to make the required insurance or to obtain the required license but shall be required to obtain the regular permit for that particular job. Such work done by an individual must be done by him personally on his own particular job and not be a way of performing a service to the public generally.

(Code 1987, § 6.13)

Secs. 18-145—18-180. Reserved.

ARTICLE IV. PLUMBING*

Sec. 18-181. Adoption of plumbing code.

The provisions and regulations of the Standard Plumbing Code, 1991 edition, are made a part of

*Cross reference—Utilities, ch. 66.

this article by reference. One certified copy of such code is on file in the office of the city secretary and shall extend over and govern the installation of all plumbing installed, altered or repaired within the city wherever water and/or sewer service originating from the municipal water and/or sewer system is furnished.

(Code 1987, § 6.20)

Sec. 18-182. Insurance required before permit issuance.

(a) No plumbing permit shall be issued, except to a homeowner for work by him on his own home, until the plumber files with the chief building official a certificate of insurance evidencing at least the following coverages: commercial general liability insurance with an aggregate of \$300,000.00 for all claims arising in any one year.

(b) Such insurance shall be written by an insurance carrier licensed to do business in this state and shall provide that coverages afforded under the policy will not be canceled, suspended, voided or reduced until at least 30 days' prior written notice has been given to the city via certified mail, return receipt requested. Additionally, the city shall be added as an additional insured on the policy, and the coverage shall contain no special limitation on the scope of protection afforded to the city.

(Code 1987, § 6.23)

Secs. 18-183—18-210. Reserved.

ARTICLE V. BUILDING REGULATIONS

Sec. 18-211. Adoption of building code.

There is adopted by the city for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain building code known as the Standard Building Code recommended by the Southern Building Code Congress International, Inc., being particularly the 1994 edition. The whole of such code, save and except such portions as are deleted, modified or amended, of which not less than one copy has been and is now filed in the

office of the city secretary. Such building code is adopted and incorporated as fully as if set out at length in this article, and the provisions of such code shall be controlling in the construction of all buildings and structures contained within the corporate limits of the city.
(Code 1987, § 6.30)

Sec. 18-212. Building code definitions.

(a) Wherever the term "municipality" is used in the building code, it shall be held to mean the city.

(b) Wherever the term "corporation counsel" is used in the building code, it shall be held to mean the city attorney.
(Code 1987, § 6.36)

Cross reference—Definitions generally, § 1-2.

Sec. 18-213. Permit fees.

It shall be unlawful for any person to build, construct or erect any building upon any land within the city limits without first having obtained a permit from the city for the purpose of building, constructing and erecting any such building upon a designated lot or tract of land. The outside of all structures must be completed within a six-month period from date of permit. It is also required for the appropriate fees to be paid to the city for the issuance of such permit prior to beginning any construction. A schedule of current fees is on file in the office of the city secretary.
(Code 1987, § 6.40; Ord. of 2-16-1999, § 6.40)

Secs. 18-214—18-240. Reserved.

ARTICLE VI. MINIMUM HOUSING STANDARDS

Sec. 18-241. Adoption of minimum housing code.

There is adopted by the city council those certain health and housing standards known as the 1997 edition of the Standard Housing Code, of which one copy has been and is now filed in the office of the city secretary. The code is adopted and incorporated as fully as if set out at length in

this article and shall be controlling on all dwellings and premises within the corporate limits of the city.

(Code 1987, § 9.1)

Sec. 18-242. Enforcement.

The building official shall be responsible for the enforcement of this article.

(Code 1987, § 9.2)

Sec. 18-243. Board of housing appeals.

(a) There is created a board of housing appeals, which shall consist of five members appointed by the mayor subject to confirmation of the city council. One member shall be appointed to serve one year, two members to serve two years, and two members to serve three years.

(b) This board of housing appeals shall act by majority vote of the members present.

(c) This board of housing appeals shall have the power and be required to hold public hearings in deciding appeals where it is alleged there is an error in law or fact in any order or decision of the housing enforcing official in the enforcement of this article.

(Code 1987, § 9.3)

Cross reference—Boards, committees, commissions, § 2-71 et seq.

Sec. 18-244. Duties of housing enforcing official.

It shall be the duty of the housing enforcing official to enforce all laws and provisions specified in the 1997 edition of the Standard Housing Code.
(Code 1987, § 9.4)

Sec. 18-245. Right of entry.

The housing enforcing official, in the discharge of his official duties and upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour.

(Code 1987, § 9.5)

Secs. 18-246—18-280. Reserved.

**ARTICLE VII. CONSTRUCTION OF
DRIVEWAYS****Sec. 18-281. Purpose.**

It shall be the purpose of this article to regulate, permit or prohibit the construction of driveways within the city limits.

(Code 1987, § 6.60)

Sec. 18-282. Approval required.

(a) All driveways, whether constructed deliberately or because of common use of property as such, are prohibited except as approved by a duly appointed representative of this city or as represented in the plat or planning code of a subdivision within this city authorizing the driveway within the city limits.

(b) Any construction of a driveway without proper permit and/or authority may be cause for halting the construction of or ceasing the use of the driveway until such permit and authority is obtained from the proper city official.

(Code 1987, § 6.60)

Chapter 18

BUILDINGS AND CONSTRUCTION

Be it ordained by the City Council of the City of East Tawakoni, Texas:

Chapter 18 as amended is hereby amended and supplemented to incorporate the following provisions:

ARTICLE II ADMINISTRATION

Sec. 18-31 Office of building official established

- (d) The Building Official shall also serve as the Code Enforcement Officer.

Sec. 18-32 Duties of building official

- (f) The Building Official for the City of East Tawakoni, Texas shall have the authority to enforce by all reasonable means necessary all Codes and Ordinances.
- (g) The Building Official for the City of East Tawakoni, Texas, shall have the right to enter upon private property at all reasonable times to conduct inspections and investigations with regard to any structure or building which he reasonably believes to be not in conformity with the International Building Code of the City of East Tawakoni and shall be guilty of no trespass in the performance of his official duties in conjunction therewith.
- (h) Whenever the Building Official shall find any building or structure or portion thereof to be unsafe, unsanitary or unfit for human habitation, he shall provide and furnish to the true and lawful owner by Certified Mail; or by other means prescribed in Sec 30-34 of the Ordinances of the City of East Tawakoni, Texas, a written notice of each and every violation noted by him of Ordinance No. 18 as amended. This notice so furnished shall require the owner to initiate the required rehabilitation or demolition according to the requirements of the Building Official within thirty (30) days from the receipt of the notification by Certified Mail.
- (i) The Building Official shall have; however, the right and prerogative to grant an additional time period, not exceeding one hundred twenty (120) days, in which to initiate the rehabilitation or demolition as required by him in those instances where the owner can demonstrate to the satisfaction of the Building Official that the owner is making application for a loan or is taking other definite steps toward compliance with the requirements set forth by the Building Official.
- (j) Failure by the owner to initiate rehabilitation measures within the time frame of thirty (30) days and/or one hundred twenty (120) days (if allowed by the Building Official) shall, absent an appeal from the directive of the Building Official to the Board of Adjustment, constitute due and just cause for the City of East Tawakoni, Texas, to initiate demolition and removal of the offending structure in order to protect the public health, morals, safety and welfare.

Sec. 18-101

Building Permits & Requirements

- 1) *2 sets of Blue Line Construction Documents including*
 - i) *Foundation*
 - ii) *Framing*
 - iii) *Plumbing*
 - iv) *Electrical*
 - v) *HVAC-R*
 - vi) *Door and window schedule*
 - vii) *Site Plan with setbacks*
 - viii) *One set will be returned for construction or revision*
- 2) *Request for permits will be reviewed by the Building Inspector, Planning & Zoning Commission or the Board of Adjustment at least monthly, or more*

frequently if circumstances require. Authority for this review and permit issuance may be modified from time to time for the convenience of the City.

- 3) *Issuance or denial of permits will be satisfied by the aforementioned authority*
- 4) *Permits will be issued upon satisfactory payment of all fees and inspections at rates established by the City of East Tawakoni*
- 5) *Failure to obtain a permit prior to construction in any manner shall constitute intentional evasion of this Ordinance and is punishable by fines established by the City of East Tawakoni.*

Ordinance No. 18-101 A

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST TAWAKONI, TEXAS, REQUIRING CONTRACTORS PERFORMING WORK IN THE CITY OF EAST TAWAKONI, TEXAS, TO REGISTER WITH THE CITY AND MEET CERTAIN REQUIREMENTS.

WHEREAS, it is the intent of the City Council to protect the public health, safety and welfare; and

WHEREAS, the City Council may, under its police powers, enact reasonable regulations to promote the health, safety and welfare of its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST TAWAKONI, TEXAS.

THAT SECTION 18-101 of ARTICLE V. of the Building Code is hereby ADDED as follows.

SECTION 18-101 CONTRACTORS REGISTRATION


All General, Plumbing, Mechanical, Electrical, and Sign Contractors must be licensed and registered with the City of East Tawakoni before receiving any permits or commencing any work as follows:

- a. Contractors shall register on such forms as provided by the City for that purpose.
- b. Contractors shall provide a copy of a current Driver's License or other State issued Identification Card.
- c. Contractors shall provide a copy of a current State issued License to perform work for which a permit is sought.

- d. Contractors shall provide proof of commercial general liability insurance coverage with an aggregate of \$300,000 for all claims arising within any one year and in the case of Propane Gas registration a minimum of \$1,000,000 commercial general liability insurance coverage for all claims arising within any one year.
- e. Contractor shall pay the registration fee.

PASSED AND APPROVED this the 4th day of October, 2016

ATTEST



ELINKA M. HARPER
CITY SECRETARY



JOHNNIE LA PRADE
MAYOR

Ordinance No. 18-121A

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST TAWAKONI, TEXAS, AMENDING ORDINANCE ARTICLE III. BUILDING CODE DIVISION 4 SECTION 18-121 BY ADOPTING THE NATIONAL ELECTRICAL CODE, 2011 EDITION.

WHEREAS, it is the intent of the City Council to protect the public health, safety and welfare; and

WHEREAS, the City Council may, under its general powers, enact reasonable regulations to promote the health, safety and welfare of its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST TAWAKONI, TEXAS

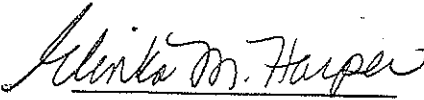
THAT ORDINANCE ARTICLE III. Building Code Division 4 Section 18-121 be and is hereby amended to as follows:

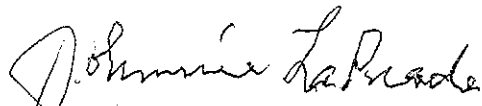
SECTION 18-121 ADOPTION OF ELECTRICAL CODE

There is adopted by the city for the purpose of establishing rules and regulations for the construction, alteration, removal and maintenance of electrical wiring and apparatus, including permits, and penalties, that certain electrical code known as the National Electrical Code, 2011 edition, and the whole of such code, save and except such portions as are deleted, modified or amended in this division, of which not less than one copy has been and is now filed in the office of the city secretary. The code is adopted and incorporated as fully as if set out at length in this division, and from the date on which this article shall take effect, the provisions shall be controlling in the construction, alteration, maintenance or removal of all electric wiring and apparatus within the corporate limits of the city.

PASSED AND APPROVED this 12th day of January, 2018.

ATTEST


ELINKA M. HARPER
CITY SECRETARY


JOHNNIE LA PRADE
MAYOR

Ordinance No. 18-211A

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST TAWAKONI, TEXAS, AMENDING ORDINANCE ARTICLE III. BUILDING CODE DIVISION 4 SECTION 18-211 BY ADOPTING THE INTERNATIONAL BUILDING CODE, 2015 EDITION.

WHEREAS, it is the intent of the City Council to protect the public health, safety and welfare; and

WHEREAS, the City Council may, under its general powers, enact reasonable regulations to promote the health, safety and welfare of its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST TAWAKONI, TEXAS

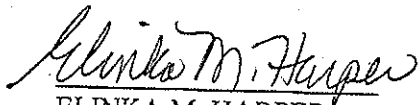
THAT ORDINANCE ARTICLE III. Building Code Section 18-211 be and is hereby amended to as follows:

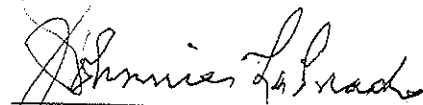
SECTION 18-211 ADOPTION OF BUILDING CODE

There is adopted by the city for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain building code known as the International Building Code 2015 edition. The whole of such code, save and except such portions as are deleted, modified or amended, of which not less than one copy has been and is now filed in the office of the city secretary. Such building code is adopted and incorporated as fully as if set out at length in this article, and the provisions of such code shall be controlling in the construction of all buildings and structures contained within the corporate limits of the city.

PASSED AND APPROVED this 12th day of January, 2018.

ATTEST


ELINKA M. HARPER
CITY SECRETARY


JOHNNIE LA PRADE
MAYOR

Ordinance No. 18-241A

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST TAWAKONI, TEXAS, AMENDING ORDINANCE ARTICLE VI. BUILDING CODE SECTION 18-241 BY ADOPTING THE INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION.

WHEREAS, it is the intent of the City Council to protect the public health, safety and welfare; and

WHEREAS, the City Council may, under its general powers, enact reasonable regulations to promote the health, safety and welfare of its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST TAWAKONI, TEXAS

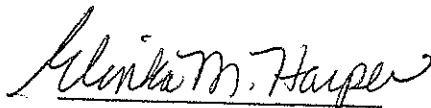
THAT ORDINANCE ARTICLE VI. Building Code Section 18-241 be and is hereby amended to as follows:

SECTION 18-241 ADOPTION OF MINIMUM HOUSING CODE

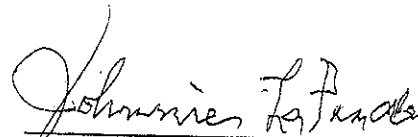
There is adopted by the city council those certain health and housing standards known as the International Residential Code, 2015 edition, of which one copy has been and is now filed in the office of the city secretary. The code is adopted and incorporated as fully as if set out at length in this article and shall be controlling on all dwellings and premises within the corporate limits of the city.

PASSED AND APPROVED this 12th day of January, 2018.

ATTEST



ELINKA M. HARPER
CITY SECRETARY



JOHNNIE LA PRADE
MAYOR

ADDENDUM
ARTICLE V. BUILDING CODES
ADD TO SECTION 18-213
WATER & SEWER FEES

All Permits require 72 hour notice to City Hall

RESIDENTIAL

BASE COST

Water Connect Fee	\$ 25.00 Non Refundable
Water Deposit – owner occupied	\$ 100.00
Water Deposit-non owner occupied	\$ 200.00
Water Tap Inside City Limits	\$ 1,250.00
Sewer Tap Inside City Limits	\$ 1,250.00
Water Tap Outside City Limits	\$ 1,750.00 + cost + 10%
Impact Fee Inside City Limits	\$ 1,250.00 (only if available)
Impact Fee Outside City Limits	\$ 2,500.00

COMMERCIAL

Water Connect Fee	\$ 25.00 Non Refundable
Water Deposit	\$ 400.00
Sewer Tap	\$ 2,000.00
Water Tap ¾" thru 1 ½"	\$ 1,500.00
Water Tap 1 ¾" & 2"	\$ 2,000.00
Water Tap over 2"	\$ 2,000.00 plus cost (On request)

MULTIFAMILY

Sewer Tap 2-4 taps each	\$ 1,500.00
Sewer Tap 5-16 taps each	\$ 2,250.00
Sewer Tap 17-50 taps each	On Request
Water Tap ¾" thru 1 ½"	\$ 1,500.00
Water Tap 1 ¾" & 2"	\$ 2,000.00
Water Tap over 2"	On Request

All Taps must be installed within 6 months of receipt or incur charges in material cost at installation.

OTHER FEES

Notary	\$ 3.00 per page
Fax Service	\$ 2.00 per page – Limit 5 pages
Copy Service	\$ 1.00 per page – Limit 5 pages
Grease hood inspection semi-annual	\$ 15.00
Grease trap/interceptor inspection annual	\$ 25.00
Late Water Fee	\$ 20.00
Return Check Charge	\$ 35.00
Supply Electrical service for Park Events	\$ 25.00
Annual Business Permit	\$ 50.00
Annual Beer Off Premise	\$ 30.00
Annual Wine	\$ 37.50
Package Store	\$ 250.00

Garage Sale Permits are required at no cost. 3 per year. 3 consecutive days.

No signs are to be posted on utility poles or street signs. A citation of \$25.00 will be issued if signs are not removed within 24 hours.

NEW CONSTRUCTION/ADD-ONRESIDENTIAL

Building Permit - per square foot	
Dwellings & Home Move-ins	\$ 0.30
Inspection Fees	\$ Fees determined by Building Inspector Fee Calculator
Decks/Porches/Pavillions	\$ 15.00 + \$25.00 Cement/Asphalt
Carport/Garage	
Enclosed on 2 sides or less	\$ 25.00 + \$25.00 Cement
Enclosed on 3 sides or more	\$ 35.00 + \$25.00 Cement
Storage Buildings	
Less than 150 square feet	\$ 20.00 + \$25.00 Cement
More than 150 square feet	\$ 30.00 + \$25.00 Cement
Cement-all flatwork	\$ 25.00 Hot Asphalt

Electrical Permit	
100 to 150 amp 240 vac single phase	\$ 45.00
150 to 200 amp 240 vac single phase	\$ 65.00
Fence	\$ 20.00
Irrigation System (Potable)	\$ 75.00
Irrigation System (Non-Potable)	\$ 50.00
Plumbing Permit	
One bath	\$ 35.00
Two bath	\$ 60.00
Swimming Pools	
Above Ground Permanent	\$ 25.00
In ground	\$ 50.00
HVACR (per Ton)	\$ 20.00

All new Construction & Move-ins must be completed within 6 months (or show progress of completion) or obtain new permits for completions. All move-ins are subject to same permits and requirements as new construction.

COMMERCIAL

Building Permit – per square foot	
Buildings	\$ 0.50
Decks/Porches/Pavilions	\$ 0.40
Carport/Garage/Awning	
Enclosed on 2 sides or less	\$ 40.00
Enclosed on 3 sides or more	\$ 50.00
Storage Buildings	
Less than 150 square feet	\$ 25.00
More than 150 square feet	\$ 40.00
Cement/Asphalt Paving	
All flatwork per square foot	\$ 0.25

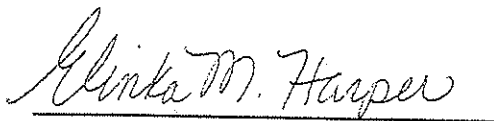
Electrical Permit

100 to 150 amp 240 vac single phase	\$ 100.00
150 to 200 amp 240 vac single phase	\$ 150.00
Over 200 amp 240 vac single phase	\$ 200.00
100 to 150 amp 460 vac three phase	\$ 175.00
150 to 200 amp 460 vac three phase	\$ 250.00
Over 200 amp 460 vac three phase	\$ 350.00
Landscape and site lighting not attached	\$ 75.00
Signs	\$ 50.00
Swimming Pools	
Above ground	\$ 100.00
In ground	\$ 100.00
Demolition	\$ 150.00
\$100 deposit returned after clean up	

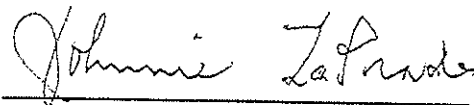
These fees and rates of the City of East Tawakoni were passed and approved by the City Council on this the 17th day of June, 2014. Fees and rates shall become effective on July 1, 2014.

Amended and approved by the City Council this 17th day of April, 2018.

ATTEST



ELINKA M. HARPER
City Secretary



JOHNNIE LAPRADE
Mayor

Ordinance No. 18-213 B

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST TAWAKONI, TEXAS AMENDING SEC. 18-213 PERMIT FEES PROVIDING FOR REQUIREMENTS FOR BUILDINGS, MODULAR HOMES AND STRUCTURES MOVED INTO THE CITY OF EAST TAWAKONI.

WHEREAS, it is the intent of the City Council to protect the public's health, safety and welfare; and

WHEREAS, the City Council may, under its general powers, enact reasonable regulations to promote the health, safety and welfare of its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST TAWAKONI, TEXAS

THAT ORDINANCE ARTICLE V. Building Code Section 18-213 is hereby amended to add the following:

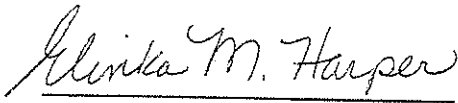
- a) Permit applications will be processed for issuance ten (10) working days after a complete application is submitted.
- b) All construction must be completed within six (6) months of the date the Building Permit is issued unless an extension is granted by the City Inspector because of extenuating circumstances
- c) All buildings, containers, modular homes and other structures to be moved into the City must prior to entry into the City provide proof of a valid permit issued by the Texas Department of Transportation for the transportation of the building, container, modular home or structure.
- d) All buildings, containers, modular homes and structures moved into the City must:
 - (1) comply with all City Building Codes and Ordinances
 - (2) obtain a Building Permit and be inspected by the City Council

- e) A person who violates this Ordinance is guilty of a separate offense for each day or part of a day during which the violation is committed, continued, or permitted. Each offense, upon conviction, is punishable by a fine not to exceed \$500.00.

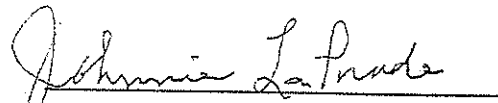
This Ordinance shall be effective March 1st, 2018.

PASSED AND APPROVED this 20th day of February, 2018.

ATTEST



ELINKA M. HARPER
CITY SECRETARY



JOHNNIE LA PRADE
MAYOR

Secs. 70-263—70-285. Reserved.

DIVISION 3. AREA REGULATIONS

Sec. 70-286. Area regulations.

Except as otherwise provided in this chapter, no building or structure shall be erected, altered or converted for any use permitted in the district in which it is located unless it is in conformity with all the minimum regulations specified in this division for lot area, lot width, lot depth, lot coverage and front, side and rear yards. (Ord. of 8-15-2000, § 1-1-14(intro. ¶))

having less area than required in this section, which was an official lot of record prior to the adoption of the ordinance from which this section is derived, may be used for a one-family dwelling and no lot existing at the time of passage of the ordinance from which this section is derived shall be reduced in area below the minimum requirements set forth in this section.

(b) In the following zoning districts, the minimum lot area for each residential dwelling unit shall be in accordance with the following schedule:

Sec. 70-287. Lot area.

(a) The minimum residential lot area for the various districts shall be in accordance with the schedule set forth in this section, except that a lot

SCHEDULE OF MINIMUM LOT AREAS PER FAMILY UNIT

Type Use	A	SF-1 (square feet)	SF-2 (square feet)	MF-1 (square feet)	MF-2 (square feet)	C (square feet)	I (square feet)	PD (square feet)
One-family dwelling (detached)	2 Ac.	8,000	7,200	7,200	7,200	7,200	—	6,000
Townhomes	—	—	—	2,500	2,500	2,500	—	2,500
Two-family dwelling	—	—	—	3,000	3,000	3,000	—	3,000
Multiple-family dwelling—One to three stores	—	—	—	1,500	1,500	1,500	—	1,500
Multiple-family dwelling—Over three stores	—	—	—	—	900	—	—	900

Note: — Indicates area not applicable. (Ord. of 8-15-2000, § 1-1-14(A))

Sec. 70-288. Lot width.

(a) The minimum lot width for lots in the districts used for residential purposes shall be in accordance with the schedule set forth in this section, except that a lot having less width than required in this section, which was an official lot of record prior to the adoption of the ordinance from which this section is derived may be used as

a one-family dwelling and no lot existing at the time of passage of the ordinance from which this section is derived shall be reduced in width below the minimum set forth in this section.

(b) In the following zoning districts, the minimum lot width for residential uses shall be in accordance with the following schedule:

SCHEDULE OF MINIMUM LOT WIDTHS

Type Use	A (feet)	SF-1 (feet)	SF-2 (feet)	MF-1 (feet)	MF-2 (feet)	C (feet)	I (feet)	PD (feet)
One-family dwelling (detached)	150	60	60	60	60	50	—	60
Townhomes	—	—	—	20	20	20	—	20
Two-family dwelling	—	—	—	50	50	50	—	50
Multiple-family dwelling	—	—	—	60	60	60	—	60

Note: — Indicates width not applicable.

(c) Lot width as set forth in subsection (b) of this section shall be measured at the specified setback or front building line, but in no case shall the lot width at the front street line be less than 40 feet. (See article VI, illustration 1, of this chapter for the method of measuring lot width.) (Ord. of 8-15-2000, § 1-1-14(B))

section, except that a lot having less width than required in this section, which was an official lot of record prior to the adoption of the ordinance from which this section is derived may be used as a one-family dwelling and no lot existing at the time of passage of the ordinance from which this section is derived shall be reduced in width below the minimum set forth in this section.

Sec. 70-289. Lot depth.

(a) The minimum lot depth for lots in the districts used for residential purposes shall be in accordance with the schedule set forth in this

(b) In the following zoning districts, the minimum lot depth for residential uses shall be in accordance with the following schedule:

SCHEDULE OF MINIMUM LOT DEPTH

Type Use	A (feet)	SF-1 (feet)	SF-2 (feet)	MF-1 (feet)	MF-2 (feet)	C (feet)	I (feet)	PD (feet)
Minimum depth of lot for one-family dwelling (detached) and two-family dwelling uses	150	100	90	60	100	100	—	100
Townhomes	—	—	—	100	100	100	—	100
Minimum depth of lot for one-family (attached) dwellings	—	—	—	120	100	100	—	100
Multiple-family dwelling	—	—	—	120	120	120	—	120

Notes — Indicates depth not applicable.

(See article VI, illustration 1, of this chapter for the method of measuring lot depth.) (Ord. of 8-15-2000, § 1-1-14(C))

Sec. 70-290. Front yard.

(a) In the following zoning districts, the minimum required front yard shall be in accordance with the following schedule and no building, structure or use shall be located, erected or altered so

as to have a smaller front yard than required in this section, and no front yard existing at the time of passage of the ordinance from which this section is derived shall be reduced below the minimum set forth in the following schedule:

SCHEDULE OF MINIMUM FRONT YARDS

Type Use	A (feet)	SF-1 (feet)	SF-2 (feet)	MF-1 (feet)	MF-2 (feet)	C (feet)	I (feet)	PD (feet)
Minimum front yard, except as otherwise provided in this section	35	25	25	25	15 See subsection (b)(6) of this section	10	See subsection (b)(9) of this section	See subsection (b)(7) of this section
Townhomes	—	—	—	20	20	20		20
Zero lot line	—	20	20	20	20	20		20
Multiple-family dwelling	—	—	—	60	60	60		60

(b) There shall be special front yard regulations as follows:

- (1) Where the frontage on one side of the street is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage from one intersecting street to the other. (See article VI, illustration 7, of this chapter.)
- (2) Where a building line has been established by plat or ordinance and such line requires a front yard setback greater or lesser in depth than is prescribed by this section for the district in which the building line is located, the required front yard shall comply with the building line established by such ordinance or plat, but, in all cases, a building line established by plat or ordinance shall recognize any established front yard existing in the block or on the periphery of the tract in which the land is located.
- (3) The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four feet. Where no front yard is required, all stairs, eaves, roofs and similar building extensions shall be located behind the front street right-of-way line or property line (see article VI, illustration 5, of this chapter) and off-street park-

ing facilities shall be equipped with stops or guards to prevent parked vehicles from being stored nearer than ten feet to any curb, and all such parking shall be behind the property line.

- (4) Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance in which event only one required front yard need be observed. (See article VI, illustration 6, of this chapter.)
- (5) If buildings along the frontage of any street between two intersecting streets in any residential district have observed an average setback which is greater or lesser in dimension than the minimum front yard or setback established for the district in which such street frontage is located, then the average setback of all buildings fronting upon such street between two intersecting streets shall establish the minimum front yard requirement. All vacant lots shall be assumed to have a minimum front yard specified for the district in computing the average front yard. These provisions shall not be interpreted as requiring any building to observe a front yard of more than ten feet greater than the front setback observed by any building on a continuous lot. (See article VI, illustration 8, of this chapter.)

- (6) In the MF-2, multiple-family dwelling district, a minimum front yard of 15 feet shall be required; provided, however, that in no case shall the distance as measured from the centerline of the street on which a building fronts to the face of the building be less than one-half the height of the building, and in no case shall such distance exceed 50 feet regardless of the height of the building. (See appendix VI, illustration 11, of this chapter.)
- (7) In the PD, planned development district, the following minimum front yards shall be provided:
 - a. *Commercial or retail development.* Thirty-five feet, except drive-in service buildings and gasoline service station pump islands may not be located nearer than 16 feet to the front property line.
 - b. *Housing development.* Fifteen feet or as specified in an amending ordinance.
 - c. *Industrial development.* None.
 - d. *Office, medical or other development.* Twenty feet or as specified in an amending ordinance.
- (8) Gasoline service station pump islands may not be located nearer than 20 feet to the front property line and the outer edge of the canopy shall not be nearer than ten feet to the front property line.
- (9) In the I, industrial district, no front yard is required, except that no structure may be erected nearer than 30 feet to the centerline of any street on which such structure fronts.
- (10) Minimum front yard restrictions do not apply to any waterfront line on waterfront property.
(Ord. of 8-15-2000, § 1-1-14(D))

Sec. 70-291. Side yard.

In the following zoning districts, the minimum required side yard shall be in accordance with the following schedule, and no building, structure or use shall be located so as to have a smaller side yard on each side of such building than required in this section, and no side yard existing at the time of passage of the ordinance from which this section is derived shall be reduced below the minimum set forth in this section:

SCHEDULE OF MINIMUM SIDE YARDS

Type Use	A	SF-1	SF-2	MF-1	MF-2	C	I	PD
Minimum required side yard one-family and two-family dwellings (detached)	20'	10% of width of lot 5' min.	10% of width of lot 5' min.	10% of width of lot 5' min.	10% of width of lot 5' min.	10% of width of lot 5' min.	—	10% of width of lot 5' min.
Townhomes	—	—	—	15'	15'	15'		15'
Zero lot line	—	—	10'	10'	10'	10'		10'
Minimum required side yard one-family and two-family dwellings	30'	12'	10'	6'	6'	6'		10'
Minimum required side yard one for multiple-family dwelling	—	For multiple dwellings, see side yard regulations						
Minimum required side yard for residential main buildings	20'	Minimum side yard shall be 10% of lot width, less than 20' wide		See side yard regulations				
Minimum required side yard one-family (attached) dwelling	—	—	—	For one-family attached dwelling, see side yard regulations			—	—

Note: — Indicates side yard not applicable.
(Ord. of 8-15-2000, § 1-1-14(E))

Sec. 70-292. Minimum dwelling size.

(a) The minimum floor area of any single-family dwelling shall be 1,200 square feet, exclusive of garages, breezeways and porches.

(b) There shall be special side yard regulations as follows:

- (1) Every part of a required side yard shall be open and unobstructed by any building, except for accessory buildings as permitted in this chapter and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed 12 inches into the required side yard, and a roof eave or canopy projecting not to exceed 24 inches into the required side yard.
- (2) Multiple-family dwellings shall provide a minimum side yard of 15 feet between any building wall containing openings for windows, light and air and any side lot line, except any such building face or wall not exceeding 35 feet in width may provide a minimum side yard of ten feet. Where a building wall contains no openings for windows, light or air, a minimum side yard of ten feet shall be provided between such wall and the side lot line. (See article VI, illustration 9, of this chapter.)
- (3) On a corner lot, a side yard adjacent to a street for a multiple-family dwelling not exceeding three stories in height shall not be less than 15 feet and no balcony or porch or any portion of the building may extend into such required side yard, except that a roof may overhang such side yard not to exceed four feet.
- (4) On a corner lot used for one-family or two-family dwellings, both street exposures shall be treated as front yards on all lots platted after the effective date of the ordinance from which this section is derived, except where one street exposure is designated as a side yard by a building line shown on a plat approved by the planning and zoning commission contain-

ing a side yard of ten feet or more, the building line provisions on that plat shall be observed.

- (5) A one-family attached dwelling shall provide a minimum required side yard adjacent to a side street of ten feet and no complex of attached one-family dwellings shall exceed 200 feet in length. A minimum required side yard of five feet shall be provided at the end of each one-family attached dwelling complex so that the end of any two adjacent building complexes shall be at least ten feet apart. (See article VI, illustration 12, of this chapter.)
 - (6) No side yard is specified for nonresidential use in a C, commercial or I, industrial district, except where a commercial, retail or industrial or other nonresidential use abuts upon a district boundary line dividing such districts from a residential district in which event a minimum five-foot side yard shall be provided on the side adjacent to such residential district.
 - (7) The minimum side yard requirements in a PD, planned development district shall be established on the site plan or in the amending ordinance in accordance with section 70-201.
- (Ord. of 8-15-2000, § 1-1-14(F))

Sec. 70-293. Rear yard.

No building or structure shall be located, erected or altered to have a rear yard smaller than required in this section, and no rear yard existing at the time of passage of the ordinance from which this section is derived shall be reduced below the minimum set forth in this section.

- (1) In the A, SF-1, SF-2, MF-1, MF-2, C, I or PD districts, no main residential building may be constructed nearer than five feet to the rear property line. The main residential building and all accessory buildings shall never cover more than 50 percent of that portion of the lot lying to the rear of a line erected joining midpoint on one side lot line with the midpoint of the opposite side lot line. (See article VI,

illustration 3, of this chapter.) (For accessory building standards see article IV, division 4 of this chapter.)

- (2) In the C or I districts, no rear yard is specified for nonresidential uses except where retail, commercial or industrial uses back upon a common district line, where separated by an alley or not, dividing the district from any of the residential districts listed in this section, a minimum rear yard of ten feet shall be provided.
- (3) Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings, landscaping, fences and similar appurtenances and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed four feet into the required rear yard.
- (4) The minimum rear yard in a PD, planned development district shall be established on the site plan or by the amending ordinance in accordance with section 70-201.

- (5) The minimum rear yard restriction does not apply to any waterfront line on waterfront property.

(Ord. of 8-15-2000, § 1-1-14(G))

Sec. 70-294. Lot coverage and floor area ratio.

The maximum percentage of any lot area which may be covered by the main building and all accessory buildings, and the maximum ratio of the floor area to the total area of the lot or tract on which a building is located shall not exceed the following schedule; except where an existing building at the effective date of the ordinance from which this section is derived may have a greater percentage of a lot covered or a higher floor area ratio than prescribed in this section, such building shall be considered a conforming use. In the following zoning districts, the maximum building lot coverage and floor area ratio shall be in accordance with the following schedules:

- (1) *Schedule for maximum building lot coverage in residential districts:*

	A	SF-1	SF-2	MF-1	MF-2	PD
Maximum percent of lot area which may be covered by building	15	35	35	40	40	40
Townhomes	—	—	—	40	40	40

- (2) *Schedule for maximum coverage and floor area ratio in nonresidential districts:*

	C	I
Maximum percent of lot area which may be covered by building in residential use	—	—
Maximum percent of lot area which may be covered by building in nonresidential use	—	—
Maximum floor area—Lot area ratio	2:1	1:1

Note: — Indicates coverage or floor area ratio not applicable.

(Ord. of 8-15-2000, § 1-1-14(H))

Secs. 70-295—70-315. Reserved.

DIVISION 4. SPECIAL AREA AND ACCESSORY BUILDING REGULATIONS

Sec. 70-316. Accessory building regulations established.

Area regulations for accessory buildings in residential and apartment districts are as follows:

- (1) *Front yard.* Attached accessory buildings shall have a front yard not less than the main building. Detached accessory buildings shall be located in the rear yard.
- (2) *Side yard.* There shall be a side yard not less than three feet from any side lot line, alley line or easement, except that adjacent to a side street the side yard shall

ADDENDUM

CHAPTER 70. ZONING. ARTICLE IV. DIVISION 4. SECT. 70-316

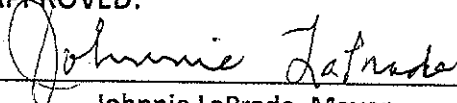
ACCESSORY BUILDING REGULATIONS ESTABLISHED.

AREA REGULATIONS FOR ACCESSORY BUILDINGS IN RESIDENTIAL AREAS ARE AS FOLLOWS:

- (6) An accessory/storage building/carport that is 400 square feet must be single story and the interior wall cannot exceed more than 10ft in height. This size building can be approved by the building official, but all other must come before the Council for approval.
- (7) An accessory/storage building/carport shall not ever be used as a home/living quarters.
- (8) An accessory/storage building/carport shall not ever be used as an establishment of any type of business.
- (9) All accessory/storage buildings/carports larger than 400 square feet and one story, require blueprints, only new materials shall be used, and must be council approved, before building.
- (10) All accessory/storage buildings/carports must match/compliment the exterior of home, with proper building materials.
- (11) Accessory/storage buildings/carports cannot constitute an attached garage if a breezeway or privacy screen touches the home. Three walls must attach to home to constitute an attached garage.

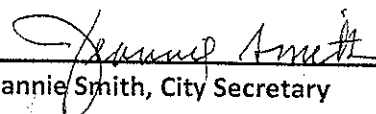
PASSED AND APPROVED at a meeting of the City Council of the City of East Tawakoni, Texas on the 20th day of January 2015.

APPROVED:



Johnnie LaPrade, Mayor

ATTEST:



Jeannie Smith, City Secretary