



City of Heath
Builder's Packet

200 Laurence Drive
Heath, Texas 75032
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City of Heath

ACKNOWLEDGEMENT FORM

RESIDENTIAL BUILDER'S PACKET

The Residential Builders Packet contains important information about the City of Heath and its residential building policies. I understand that I will be held responsible to comply with City of Heath's adopted building codes and contractor registration codes. I have read stated packet and agree to abide by the contents therein.

BUILDER'S FIRM (please print)

BUILDER'S SIGNATURE

ADDRESS OF PROJECT

DATE



CITY OF HEATH RESIDENTIAL PERMIT PACKAGE

PLEASE COMPLETE INFORMATION BELOW:

ADDRESS: _____

SUBDIVISION: _____

BLOCK: _____ LOT: _____

BUILDER'S NAME: _____

BUILDER:

PERMIT TECH:

_____ **3 SETS OF PLANS (If required, One Set available for Fire Sprinkler reiew to be delivered to Fire Dpartment)**
Min 1/8" scale (Folded not rolled)

_____ Include design plan and engineer design plan

_____ **2 PLOT PLANS**

_____ Detached from plans, (Min. 1 to 30 scale)

_____ **2 FOUNDATION LETTERS (1 original)**

_____ **1 COPY OF PERMIT APPLICATION (completed)**

_____ **3 COPIES OF OSSF APPLICATION,**

_____ Include site plan, floor plan with engineer's or RS Texas License seal and signature

_____ **2 GRADING PLANS (Include site plan showing existing elevations and direction of proposed flows)**

_____ **2 LEGAL SURVEYS**

_____ **2 ENERGY CHECK FORM (RES Check)**

_____ **1 APPLICATION REQUEST FOR WATER METER**

_____ **1 APPLICATION REQUEST FOR SEWER SERVICE**

_____ **1 APPLICATION FOR GENERAL CONTRACTOR'S REGISTRATION (If not currently registered)**

_____ **1 APPLICATION FOR SUB-CONTRACTORS t (If not currently registered)**

_____ **EROSION CONTROL PLAN**

_____ **TEMPORARY UTILITY RELEASE APPLICATION (Completed with \$500 deposit due up on receipt of building permit)**

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Section I

Adopted Construction Codes & Builder/Contractor Permit Requirements & Procedure

A. Adopted Construction Codes

- 2006 International Building Code
- 2006 International Residential Code
- 2006 International Plumbing Code
- 2006 International Mechanical Code
- 2006 International Fuel Gas Code
- 2006 International Energy Conservation Code
- 2006 International Fire Code
- 2005 National Electrical Code

B. Work Requiring Permits

Any work, unless it is specifically exempted by the building code, requires a building permit. All structures must have a separate building permit, such as: out buildings, swimming pools, sprinkler systems, and retaining walls--even if constructed at the same time. A permit must be obtained before starting any work.

C. Permit Requirements

The City of Heath currently uses a 'Permit Validation System' which allows the General Contractor to validate (*or list*) the sub-contractors (*plbg. mech., and elec.*) on the Building Permit.

Licensed Contractor Permits are also available, for other than the validation type permit.

VERY IMPORTANT: A Building Permit or a Contractor Permit will not be accepted, if the application is not properly completed. This means that all required information must be submitted and all 'validated' contractors must be licensed and currently registered with the City of Heath.

The following items must be submitted at the time of the Permit application:

3 sets of floor plans and elevations--One set of plans will be reviewed for code compliance and may be marked up by the Building Official to help eliminate problems or to clarify areas that may be in doubt. These plans will be stamped and should be maintained by the builder as the official set of plans. The other sets of plans one will be kept by the City of Heath until completion of the project and the other will be sent to the Rockwall County Tax Office. (min, 1/8th scale, folded not rolled)

2 sets of foundation plans/letters--stamped by a Registered Professional Engineer, along with, a letter from the engineer stating that these plans were designed to be used on the specific lot for which the permit is being applied. (1 original)

1 permit application form -The permit must be signed by the person who will be responsible for the job (general contractor, home owner, Pool contractor etc.) and dated. If the need to issue any citations arises they will be issued to the permit holder.

The licensed subcontractors who are responsible for the work must be listed, along with their Heath registration numbers. (Their names and numbers are available from the administrative assistant of Public Works @ 972-961-4892).

The present zoning for the lot.

The set backs you are using for the structure.

The proposed height of the structure.

The total scope of the proposed work (SFD for new home, room addition, pool, etc.).

The total cost of work. (That is the sales price of the house or the total on the contract if it is a pool or remodel.)

The square footage of house or addition, if applicable. List living area and total square footage separately. Permit cost is based on total square footage or square footage under roof.

Engineering Any masonry supported by wood will require an approved engineered design. Floor joist, beams or girders not covered by the prescriptive section of the Building Code require an approved engineered design.

1 Application request for water meter form

1 Application request for sewer meter form

1 Application for general contractor registration (if not currently registered)

1 Application for sub-contractors (if not currently registered)

1 copy of the affidavit for temporary utilities release and the application (completed with \$500 deposit due up receipt of building permit)

Proof of a recent survey (2 copies)—(such as, a survey stamped by a registered surveyor)

A site plan or plot plan (2 copies)--This plan should be drawn to scale and must show the following:
The location of the proposed structure on the property, including the distance from all of the property lines.

The location of all other structures on the property and the distance they are from the proposed structure.

All easements, including drainage and utility easements.

Any wells, *existing septic tanks and lateral lines.*

The location of existing or proposed sidewalks and driveways.

3 copies of OSSF Application (include site plan, floor plan with engineer's or RS Texas License seal and signature)

OSSF (Septic System) - If you are going to build on a lot that is not on sewer, a separate permit for a septic system must be submitted to the authority having jurisdiction and an authorization to construct (approval of permit) be issued by that agency and included with the permit. A building permit cannot be issued until the OSSF is first approved. The addition of bedrooms and baths may require the OSSF be modified or replaced.

2 Energy Check Form (Energy Star, Texas A&M IC3 compliance - RES Check not accepted)

1 Energy Check Report (with signature)

2 Grading/Exaction Plans Include plot plan showing existing elevations and directions of proposed flows of drainage.

D. Permit Procedure

The plans and permit will be reviewed by the Building Official. If all of the required items above are not present, the plans will be rejected. You may call the Public Works Department (972) 771-6228 and ask if your plans are ready. Once your application is approved, it may be picked up at the Public Works Department during business hours. (Monday through Friday--8:00 A.M. -5:00 P.M.) All fees and prior financial arrangements must be paid in full before the permits will be issued. Cash, Checks and Credit Cards (Master Card and Visa) are accepted forms of payment.

E. Work

No work is to commence on the site until the building permit is issued. The permit must be posted on the job site; a litter container and a portable toilet must be on site. No more than two houses may use the same toilet. Heath City Ordinance requires working hours to be 7:00 A.M. to 8:00 P.M. with no work on Sunday.

Section II

Inspection Policy/Required Inspections/Construction Site Requirements

A. Inspection Policy

Allow 24 hours for an inspection to be done! Have your green tag before you continue construction. If you do not receive an inspection tag within 24 hours, you need to contact our office for further scheduling information.

For your convenience, we have established an inspection recording telephone line. The telephone number is **(972) 961-4897**, and is in service, 24 hours a day. The inspections will be taken from the recorder by 8:00 a.m. on business days. Any inspection calls after that will be scheduled the following business day. Because of the many duties of the inspector and the occasional use of an outside inspector no time for an inspection can be given.

GREEN TAG--A green tag will be issued when all of the requirements of the code have been met.

RED TAG--A non-fee red tag will be issued when there is a violation of the code, which requires the inspector to go back and visually see the violation has been corrected.

\$25.00 RED TAG - A re-inspection fee of \$25.00 will be charged when it is obvious that the contractor or sub-contractor has not inspected or code prepared the work, prior to calling for an inspection. The following items may also incur a re-inspection fee: (1) No Permit On Job Site, (2) All Work Not Completed When Called For Inspection - Contractors Still Working, (3) Locked Buildings, (4) Portable Toilet/Trash Container Not On Site Except At Final. Payment of re-inspection fee must be received before additional inspections will be given.

RED TAG WITH PERMISSION TO CONTINUE WORK - This red tag will be issued on minor violations, with an inspector approval to continue work, that will not affect the correction of the violation.

SPECIAL ATTENTION - Please make sure permit card can be seen from the street. Also, put large street numbers on buildings, windows or in front of each building. This will help us to find the buildings for inspection and helps your suppliers, sub-contractors, police, fire, and ambulances locate the building. Provide weaterproof holder for plan/required documents to the T pole.

B. Required Inspections

I - TEMPORARY ELECTRICAL POWER POLE INSPECTION/EROSION CONTROL

II - PLUMBING ROUGH INSPECTION/FORM BOARD SURVEY INSPECTION

III -PIER & BEAM/PIER & FOUNDATION INSPECTION (Engineering Inspection Report for Peirs and Foundation required to be on site.)

IV -FRAMING (*includes the following trade rough-ins*): *PLUMBING TOP OUT - ELECTRICAL ROUGH - MECHANICAL ROUGH.*

V -TEMPORARY POWER INSPECTION (Gas & Electrical Release)

VI -FINAL INSPECTION

VII -FLAT WORK

NOTE: CONCRETE FLAT WORK CAN BE REQUESTED AT ANY TIME!

All of the above construction inspections must receive a green tag, approving that particular phase, before continuing construction. If a red tag should be issued for any of the above areas of construction, correction should be made before requesting a re-inspection. The above inspections may be canceled by the inspector upon inclement weather conditions. If you did not receive a green tag or red tag, please call the inspection line again, before 8:00 a.m. the next day.

Requesting a morning or evening inspection will not guarantee that particular inspection time, since the inspector is subject to other demands and emergencies. This means you must have the work ready for inspection before the inspection request is called in to the recorder.

Please note the following 'Red or Green tag' locations per phase inspection:

Temporary Pole - Tag will be attached to pole or inside permit holder.

Plumbing Rough - Tag will be on permit holder or on a plumbing stack.

Foundation - Tag will be on permit holder or form stake

Framing - Tag will be attached to outlet wire inside house - usually first switch outlet by front door.

Temporary Power - Tag will be attached to main panel or at front door.

Final - Tag will be left inside house on counter, or on switch. Leave the red tag on counter or in a cabinet drawer under the counter were it was found.

VERY IMPORTANT - The RED TAG must remain on site until a GREEN TAG is issued! Lost or misplaced RED TAGS will warrant a \$25.00 fee for re-inspection!

C. Construction Site Requirements

- (1) Before calling in a plumbing rough inspection request, make sure that your job site has a suitable litter container and a portable toilet.
- (2) During the construction, and until the Final inspection green tag is issued, the construction site and adjoining lots must be kept free of all brush and weeds, as well as litter and debris. This includes: dirt and mud on the sidewalks, streets, and alleys.

NOTICE TO CONCRETE CONTRACTORS--You are directly responsible for the proper placement of concrete, and must insure that the concrete trucks do not distribute mud on the streets. Also, you and the builder need to locate a concrete 'wash-out' location that will not cause a nuisance or prevent any future lot mowing!!

- (3) All construction site excavations in an established residential subdivision, must be properly maintained in order to prevent any unattractive nuisance –

Examples:

Building sewer, water, and gas line ditches properly backfilled within 24 hours of receiving an inspection green tag.

Provide a protective barrier around any excavation more than 4 feet deep, left open overnight or over the weekend.

Foundation excavation dirt must be removed or properly distributed on site within 24 hours of receiving an inspection green tag.

Penalties for the violation of the above mentioned ordinances, will be assessed against the owner or person in control of such premises, as well as against persons contributing to these violations, by use of the following penalty provisions:

The building inspector will withhold any scheduled inspections, if the construction site is determined to be in violation of the construction site requirements and a stop work order will be issued.
(IBC Section 114.3f)

Continued non-compliance by the general contractor and/or the subcontractor will warrant the issuance of applicable citations, which may be punishable by fine.

The City of Heath will appreciate your efforts in helping to maintain a clean and healthy environment for the construction workers, as well as the existing and future homeowners within the subdivision.

- (4) Some lots may require an approved erosion control system to protect drainage, lot development and adjacent property. If your lot(s) is/are subject to this requirement, this system must be installed immediately following permit approval.

Section III

Inspection Requirements

The following list addresses code requirements that are relative to conventional residential construction. Although each phase of construction is discussed, the list is not a complete code requirement outline, but can be a reference for main areas of concern.

Temporary Power Pole

- 1) Building address shall be posted on each pole.
- 2) Pole shall be securely braced.
- 3) An 8' ground rod is required, with a #6 minimum grounding electrode conductor
- 4) Feeder wire size - minimum #8 copper and protected
- 5) Reference NEC Article 305 and the Electric Utility service guidelines
- 6) Required plan/document holder attached.

Pier & Beam Inspection Procedure

- 1) Provide Engineers Inspection Report at Foundation Inspection.

Plumbing Rough

- 1) PORTABLE TOILET MUST BE ON SITE!
- 2) Building permit card, in a protective cover, must be posted in front of lot
- 3) All plumbing rough in work must comply with the current adopted Plumbing Code
- 4) A form board survey is required at this time.
- 5) Trash Collection Bin Required.
- 6) Erosion Control

GAS INSTALLATION

- 1) Gas yard service lines must be installed and tested to a minimum of 18", with 18 AWG and racer wire suitable for direct burial with Anodeless risers.
- 2) The test pressure to be used shall not be less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For testing requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For testing requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi.

BUILDING SEWER

- 1) Building (*Sanitary*) sewer line must be installed and tested in conjunction with the building drain. A minimum of (4) five-foot head of water test is required, measured from the lowest building drain, with all upstream drain/vent risers open to atmosphere. Hydrostatic test will be accepted in wet conditions.

- 2) The city main tap must be exposed, with the test tee connection being the last fitting before tap, unless depth of excavation is deeper than 12' from the curb line. The test tee must be sealed to prevent any storm water or debris disposal into the sewer system.
- 3) All building sewers shall be a minimum 4" in size, with 4" double two-way cleanouts (*2-c/o risers*). and located at least (2) two feet from foundation. The building sewer shall be laid on a firm bed throughout its length, with all fittings exposed. All 45-degree drops to city main must also be properly supported. The plumbing contractor is required to back fill the building sewer ditch per Code installation standards - **Not the foundation contractor!**

BUILDING DRAIN

- 1) The building drain must be tested in conjunction with the building sewer as previously described.

NOTE: The building/sewer 4' drain water test level must be set to where the inspector can mark a water level during inspection!

- 2) All waste/vent stacks, located on exterior walls, will require a cleanout to the outside veneer wall. These cleanouts must be installed for this inspection. All trap arms' must be properly supported and are not to exceed the length requirements.
- 3) Building drain line placement, parallel to grade beams is prohibited. Horizontal vent offsets (*flat venting*) below slab is prohibited.

WATER SERVICE

- 1) Water service building supply pipe must be an approved material and sized per Code
NOTE: Most dwellings 6,000 square feet or larger will require a (1") one-inch service design.
- 2) Type L copper is required for all water supply and branches under the slab and inside of building. A water test of city supply pressure is required, unless prior approval of 65-PSI air is authorized by the plumbing inspector.
- 3) All copper lines extending through the slab must be sleeve protected with an approved material.
NO PAINT OR TAR COATINGS ALLOWED!

Survey Plot Plan

A form survey is required at this Plumbing Rough Inspection. If the Building Official agrees that the location of the house in relation to the set back lines is so grate that there is no question that the set backs are met then the forms survey can be waived. If the forms survey is waived then a string line

should be placed on the lot lines that are close to the setbacks and an inspection made.

Remember: It is your responsibility to insure the location on the lot and to check the setbacks.

Foundation

- 1) The City approved foundation plan must be available on site for inspection. All tendon (*cable*) and re-enforcement placement must match the engineer design.
- 2) All forms must be properly braced and backfilled to maintain alignment. Excessive dirt and water must be removed from all grade beams.
- 3) Plumbing P-Trap boxes must be in place and properly supported. All exposed copper must be sleeved. Electric rough in raceways must be installed.
- 4) **ALL PLUMBING TRENCHES AND EXCAVATIONS MUST BE COVERED!**
- 5) Engineered Inspection Report required at this time for piers and foundation.
- 6) A grounded electrode conductor is required, which includes rebar with 20' #4 copper ground wire in grounding clamp when PEX/plastic water lines are installed. This applies in the absence of copper water lines.

FINAL NOTE: Please reference Section II-B for construction site requirements.

Framing (includes the following trade rough-ins)

FRAMING ROUGH

- 1) Foundation plates/sills--exterior plates must be treated and anchored by either (A) 1/2" diameter bolts, 7" embedment, and spaced not more than 6' apart, within 12" of each end, or (B) Mechanical fasteners placed every 3' and 12" of corners with a minimum 3" size fasteners and 1" size washers. Interior shear (*load bearing*) walls also must be fastened with the same.
- 2) Frame design--All lumber shall carry the proper certified grade mark and be clearly visible. All wood frame design construction must comply with the 2006 International Residential Code. In no case shall a purloins be smaller than the supported rafter and struts no smaller than a 2"x4" member. Unbraced struts shall be no longer than 8', with minimum slope not less than 45 degrees from the horizontal. 2"X 6" purloin must be supported every 6' to bearing wall. All direct ceiling joist to rafter connections above the bearing wall must be blocked to bearing wall by same size wood as ceiling joist or rafter, whichever is smaller. Studs and joists must be doubled when used for rafter support.
- 3) Header spans over 10' in length must be specially designed per horizontal and vertical diaphragm forces to be incurred. Ceiling or floor joists, not directly supported by a bearing wall, must be secured by approved blocking or framing anchors. Tail joists over 12' long shall be supported at header/wall by framing anchors.

- 4) All ridge, hip and valleys must be sized one size larger than the cut end of the rafter. Rafter to ceiling joist ties must be properly installed and 'stiff backs' (*lateral support*) properly placed per joist design.
- 5) Wind bracing--All exterior walls and main cross stud partitions must be braced by either (A) 1"x4" continuous braces let into top and bottom plates and intervening studs, at an angle not more than 60 degrees or less than 45 degrees. (B) Approved plywood or OSB, with vertical joints over studs and horizontal joints blocked inside by 2"x4" wood in same plane as stud. Wall tees and corners must be blocked to insure proper support and alignment of frame.
- 6) All brick to wood contact areas must have a moisture treated support, designed to load support the brick veneer. Minimum of triple 2X under masonry.
- 7) Brick anchor ties (*wall ties*) shall be corrosion resistant sheet metal, with a minimum #22 gauge by 3/4", and spaced 24" on center (*horizontal & vertical*).
- 8) Winding stair treads can be no smaller than 6" at the end and must be full width of 9" tread measured 12" from edge of staires.
- 9) All water heaters located in the garage must be elevated 18".
- 10) OSB and plywood must be properly nailed (6" on the edge 12" in the field).

PLUMBING TOP OUT

- 1) Required tests-- (A) gas line, minimum 3 psig/with test range of 6 psig on diaphragm gauge, (B) water lines, both hot and cold, to be tested with city water pressure, (C) drain lines, two story dwellings require all drain lines to be tested with water to above the 2nd story p-traps/shower pans also water tested.
- 2) Gas lines through brick veneer and in masonry fireplace must be sleeved or taped.
- 3) Reference International fuel gas code for proper gas sizing.
- 4) Combustion air must be supplied to water heater (W/H) enclosures (*closets with doors*) by installing two air inlet ducts to outside or approved area freely communicating with outside air. Each duct must be a minimum. 100 square inches, with one opening within 12" of enclosure bottom and one opening within 12" of enclosure top -combustion air ducts must be separated! W/H vent clearances must be a min. 1" or per vent listing. The W/H vent must terminate above roof a minimum 12" and least 5' above highest vent collar, with a minimum 4' distance to any vertical surface, door, operable window, or gravity air inlet. W/H vents may have one offset (*horizontal run*), not more than 60 degrees from vertical, with this length not greater than 75% of the total vertical height of vent.

- 5) All copper water lines located within any attic, exterior wall or unheated garage shall be properly insulated.
- 6) All copper and PVC lines extending through framing members must be protected by approved nail guards.
- 7) All vent stacks shall be complete and extend through rough deck and flashing a minimum of 6" and not less than 12" from any vertical surface. All vents shall terminate not less than 10' from or at least 3' above any operable window, door or gravity air inlet.
- 8) Where vents connect to a horizontal drainage pipe, each vent pipe shall have its invert taken off above the drainage centerline of such pipe, downstream of the pipe being served. Unless prohibited by structural conditions, each vent shall rise vertically to a point not less than 6" above the flood level rim of the fixture served, before offsetting horizontal. Wet venting is limited to drainage piping on the same floor level! Plumbers--identify all wall venting obstructions on plumbing. rough to avoid any below fixture vents.
- 9) Trap arms shall not exceed the lengths established in the 2006 international plumbing code.
- 10) All tub trap box-outs must be filled with concrete (*rodent proof*).
- 11) All required clean outs must be installed.
- 12) ALL PIPING MUST BE PROPERLY CONNECTED - JOINTS WILL BE INSPECTED!!

MECHANICAL ROUGH

- 1) Metal (*factory built*) fireplaces per the IMC requirements.--Factory built fireplaces and chimneys shall be enclosed in an approved frame until the termination of chimney into the listed spark arrest or cap. The approved enclosure must be capable of preventing any combustible material contact or damage to the enclosed fireplace and chimney.
- 2) The use of flexible duct is limited to Class I air duct with a reinforced metalized polyester jacket as a vapor barrier. **VERY IMPORTANT**-- Installation of factory made air ducts will be in accordance to manufactures instructions and UL 181 standards. Read the instruction that comes with each box of flex duct and be sure to follow them. **This is the biggest cause of red tags.**
- 3) Catwalks and/or platforms shall be provided to all attic HVAC units. A minimum 30" wide platform is required across the entire service side of the unit. A 24" wide unobstructed walkway is required to access unit with a maximum distance of 20' allowed from the attic unit to the attic access opening. **THE ATTIC ACCESS UNIT MUST BE SERVED BY A PULL DOWN ASSEMBLY, PROTECTED WALL/DOOR OPENING AND/OR A PERMANENT LADDER!** Check with the Inspector for under floor installed units. Also, a permanent electric outlet and lighting fixture, controlled by a switch located at attic access, shall be provided.

- 4) Gas fired furnaces must meet the combustion air requirements of the IMC. Furnace vent pipes must meet the clearance and termination requirements as listed for in the IMC. Be sure that the run of the vent does not exceed the 75% of the rise, even in fan-assisted furnaces. Also, check the vent tables that come with each appliance to make sure that the vent is the proper size, based on the BTU vent lengths and run.
- 5) All return air furred chases shall be properly sealed and fire blocked. All vertical duct shaft frames must be properly fire blocked at the ceiling/attic area.
- 6) Condensate drains must be installed per IMC Section IPC and cannot drip on walking and driving surfaces.
- 7) Dryer vents must terminate outside in an approved, non-screened flashing. IMC length limitations will be enforced.

ELECTRICAL ROUGH

- 1) Aluminum or copper clad aluminum conductors shall not be used, unless approved by the Electrical Inspector.
- 2) All electrical panels must be located in approved location.
- 3) All services are to be grounded to a cold water line within 5' of the slab and to a driven ground rod, 8' in length with code approved sizing and connections of the grounding electrode conductor.
- 4) All NMC (*Romex*) must be protected when through brick or masonry.
- 5) All metal boxes must be grounded and open for this phase inspection.
- 6) Circuit junction boxes must be accessible and have conductor protection with box cover installed.
- 7) Branch circuits shall be designed/installed per 2005 NEC.
- 8) GFCI protection is required in kitchen serving counter top areas, wet bars (within 6') outdoors within the direct grade access level, garages (*except dedicated appliance space*) and in bathrooms--See NEC 210 - 8 for additional GFCI provisions.
- 9) A permanent electric outlet and lighting fixture, controlled by an access located switch, shall be provided for attic service.
- 10) Smoke detectors are to be located per the IRC & IFC requirements--sleeping rooms, corridors, etc. and to be interconnected with battery back-up.

- 11) All ceiling fixture boxes, that may contain a fan assembly, are to be boxes listed for such application-- living, dining, sleeping areas, etc.
- 12) Box/Outlet installation provisions will be enforced per 2005 NEC.--Watch #12 conductor overfill.
- 13) Main panel and sub panels must be properly bonded per 2005 NEC.
- 14) All remotely located Electric Central Heaters must have an approved, adjacent disconnect. Nameplate load requirements will be checked on final inspection, so be sure of proper wire installation on electric rough, in order to prevent costly changes.
- 15) Fixture location in closets--(A) Surface incandescent fixtures need 12" clearance to (*enclosed lamp*), (B) surface and recessed fluorescent fixtures need 6" clearance.
- 16) Recessed incandescent fixtures shall have thermal protection and installed with listed clearances to combustible materials.
- 17) **VERY IMPORTANT**--All "homerun" locations must be identified by marking an adjacent framing member, as this will assist the Inspector in checking for an evenly proportioned load among the multi-outlet branch circuits.--The Inspector will be checking for voltage drop on the Final inspection!
- 18) Neutral and equipment ground conductor may not be double lugged unless so listed in panel.
- 19) Boxes must be flush with combustibles.
- 20) Three gang boxes and larger must be stapled within 12 inches and securely fastened to box.
- 21) Should not bundle romex together. It derates the current carry capacity of the wires.

Temporary Power Release

Beginning Note: *In order for utilities to be released to the structure, the following list of items must be completed:*

- 1) All switch, receptacle, and lighting devices must be installed with covers. NOTE: If some lighting fixtures are delivery delayed, the fixture conductors may be protected and box cover installed.
- 2) Electrical panel must be labeled, indicating all dedicated circuits, with panel cover installed. Temporary power from T-Pole (*hot temping*) is allowed for preparation of the inspection, only by the Licensed Electrician. Feeder from T-Pole must enter meter socket with protective cover. Electrician must remove hot temp when not on site, unless prior approval by Electrical Inspector.

- 3) System grounding must be in place, including ground to W/H cold line, or grounded electrode conductor/building steel.
- 4) Attic access stairway must be in place for HVAC inspection, as well as, approved walkway to all attic units. This must be an un-obstructed walkway!
- 5) Hydro massage (*Jacuzzi*) must have access door for circulation pump inspection.--All associated electric equipment must be grounded and GFCI visible.
- 6) Application & Affidavit required to be completed for both utilities to be released, a \$500 deposit is required. If structure is occupied prior to final inspection, the \$500.00 deposit will be forfeited.

Final Inspection

Beginning Note: *By the final inspection, all of the essential code required items should be completed. The following details the remaining areas of concern:*

- 1) Property free of trash and building material, as well as, clean adjacent lots that may have been affected by the construction process.
- 2) Water meter and enclosure box properly installed.
- 3) All sewer cleanouts properly installed to grade.
- 4) Brick wall expansion joint filled with approved material.
- 5) Approach and sidewalks installed to City specifications with handicap access available.
- 6) Street addresses visible.
- 7) Electric meter installed with house energized and ready for occupancy.
- 8) Attic units must be connected to both gas and electric branches, with the outside compressor unit disconnect installed.
- 9) All gas lines are to be connected to each fixture or capped/valve within 3' of fixture.
- 10) Combustion air openings must be complete.
- 11) W/H and Furnace vents must be installed and F/P chimney complete.

- 12) Lot must be properly graded. Landscaping preferred but not required. Each lot is subject to the requirement for a 'Final lot grading and drainage plan', prepared by either a Registered Engineer or Land Surveyor.
- 13) Cross connection devices installed on hose bibs (*hydrants*).
- 14) Documents required for final inspection:
- Energy code compliance certificate
 - Backflow Testing Report for lawn sprinkler system
 - Final acceptance report for OSSF, if applicable
 - All required inspection documents on site
 - Final Grade survey
- 15) The house is not allowed to be occupied until this inspection is complete and green tagged, even if utilities have been released.
- 16) Vegetation established in R.O.W. and Easements.

Section IV Fee Schedule

CITY OF HEATH FEE SCHEDULE	
2008-2009	
	FEE
CONTRACTOR REGISTRATION	
Initial Registration	\$50.00
Renewal Registration	\$25.00
INSPECTIONS - OSSF	
OSSF New or Replacement System (payable at application)	\$500.00
OSSF - Existing System Modifications	\$200.00
INSPECTIONS - FOOD SERVICE	
Restaurant/Club (New or Renewal)	\$250.00
Convenience Store (New or Renewal)	\$250.00
Mobile Food Vendor/Commissary (New or Renewal)	\$250.00

Grocer per Department	\$150.00
Day Care Facility	\$150.00
Temporary Event	\$75.00
RISD	Exempt
BUILDING PERMITS	
New Single-family Dwelling fee, per square foot	
1501 - 2000	\$550.00
2001 - 2250	\$650.00
2251 - 2500	\$750.00
2501 - 3000	\$850.00
3001 - 3500	\$950.00
3501 - 4000	\$1,050.00
4001 - 4500	\$1,150.00
4501 - 5000	\$1,500.00
5001 - 5500	\$2,500.00
5501 - 6000	\$3,000.00
greater than 6000	\$4,000.00
All Other Work fee per value of work	
\$0-\$5,000 value	\$25.00
greater that \$5000.00 value	1/2 of 1% of value of work
Re-inspection Fee for Buildings	\$25.00
Sprinkler/Irrigation Permit	\$25.00
Fence Permit	\$50.00
SIGN PERMITS	
Sign Permit	\$75.00
Sign Contractor/Installer Registration	\$50.00
Sign Installer Registration Renewal	\$25.00
IMPACT FEES	
Water - 5/8" meter	\$3,900.00
Water - 1" meter	\$5,350.00
Sewer - (5/8" water meter)	\$2,100.00
Sewer - (1" water meter)	\$3,150.00
Water and Sewer for meter sizes in excess of 1"	Per Rate Structure, Freeman Millican, Inc. Study, March 2006, prorated to nearest \$100
Roadway per residential unit	\$2,500.00
NSF Payment Fee	\$35.00

Section IV

Forms Required for Permitting

Please refer to website for applications for permitting. Forms can be printed out and viewed at

<http://www.heathtx.com/index.asp?NID=29>