



BUILDING PERMIT RULES & REGULATIONS

1. **MUST** obtain a building permit before commencing any work.
2. Water & Sewer mains and elevations must be determined before start of lot clearing and earthwork, along with existing tap locations.
3. Driveway locations must be identified for possible conflicts with utilities.
4. Building set back distance from R.O.W is a minimum of 30'. **TO BE MEASURED FROM BACK OF CURB OR CENTER OF BAR DITCH.**
5. Building offset distance from side property line is a minimum of 10'.
6. Sherwood Oaks front setback is 60' from front property line/street r.o.w.; side offset from property line is 50'.
7. Builder to erect silt fence around perimeter of lot on **PROPERTY LINE BEFORE** commencing dirt work on lot.
8. All **STUMPS, LIMBS, AND OTHER DEBRIS** must be either chipped on site or removed to a permissible site. **NO BURNING OR BURYING ON SITE IS PERMITTED.**
9. Builders are responsible for protection of existing stakes and markers during lot clearing.
10. Finish floor elevation must be 12" higher than the nearest upstream manhole, cleanout, or overflow point of the sanitary sewer main to which the sewer service is to be connected
11. All construction must be compliant with international building code version 2000.
12. All foundation footings are required to be a full 12" below the bottom of the slab, where support of a load bearing wall occurs, and must be dug down to undisturbed ground.
13. The City **RECOMMENDS** that in cases of a large amount of fill material on a given site, that the builder retain the services of a Geotechnical Engineer.

14. Inspections of the building are to be performed by a Third Party Inspector retained by the builder. The required inspections are to be at a minimum, the inspections required by the Texas Residential Construction Commission. **WATER SERVICE WILL NOT BE TURNED ON UNTIL THE THIRD PARTY INSPECTOR'S INSPECTION IS TURNED IN. THE CONTRACTOR NEEDS TO PROVIDE THE FINAL THIRD PARTY INSPECTION TO CITY HALL SO A CSI INSPECTION CAN BE DONE AND WATER SERVICE CAN BE TURNED ON. NO SERVICE WILL BE TURNED ON UNTIL FINAL THIRD PARTY INSPECTION SHEET & CSI INSPECTION IS DONE.**
15. The temporary water service account will be placed in the building contractor's name until completion of construction, and upon completion of construction, the builder is responsible for closing the account and terminating service to eliminate the possibility of the builder incurring additional charges after his responsibility for the account ends.
16. **Before tying into the water & sewer taps, you MUST contact the Water Superintendent to come out and inspect it. There is no charge for this inspection.**
17. Before permanent water service can be established, a CSI (Customer Service Inspection) must be conducted by the City of Hallsville's CSI Inspector in the presence of the permanent owner of the structure, and will require the signature of the owner at that time, which will be furnished a copy of the inspection report. The Cost for the CSI is \$50.00, and needs to be paid before the inspection is commenced.
18. If the building is supplied by natural gas, the plumber will need to be instructed to contact the city to witness the gas pressure test, and upon completion, the city will fax the required test form to the gas company for a work order to be issued for installing the gas meter.
19. All plumbing must comply with the statewide lead ban and documentation in the form of packaging or statements from the manufacturer must be supplied to the City by the builder that each pipe or fitting complies with the maximum lead content of no greater than 8%. No solder or flux may be used that contains greater than 0.2% lead content.
20. The plumber must be made aware of the fact that water piping will be in a closed loop condition in the structure and the control of thermal expansion will be required by the installation of an expansion tank on each water heater.
21. All culverts installed, when needed, are to be constructed of RCP (Reinforced Concrete Pipe).
22. Sidewalks must terminate at front property line.

23. Property owner must sign a release if a brick mail box structure is placed on City Right-Of-Way.
24. All above ground hot water piping shall be insulated in **FSK** jacket or **Armaflex** jacket.
25. The building permit **MUST** be posted at the job site, on the lot, in clear view sight.

I have received and will follow the Rules & Regulations for Building Permits for the City of Hallsville.

Contractor/Home Owner

City Secretary