

**Sec. 3-1, International Building Code**

1. The Building Code of the City of Terrell Hills is hereby revised and amended to conform to the International Code Council’s International Building Code, the International Energy Conservation Code, the International Residential Code, the International Existing Building Code and the International Property Maintenance Code, 2006 Edition, together with all revisions and additions thereto, as amended hereby, and the same as amended are hereby adopted as the Building Code of the City of Terrell Hills effective from the date hereof. One copy of each said Code, with amendments marked, is incorporated herein by reference and has been filed in the office of the City Manager for permanent record and inspection.

2. All Appendixes are deleted.

3. The following sections are hereby revised:

Section 101.1. Insert : City of Terrell Hills

Section 101.4.1. Delete: ICC Electrical Code; Insert: National Electrical Code.

Section 101.4.2. Delete: International Fuel Gas Code; Insert Uniform Plumbing Code.

Section 101.4.3. Delete: International Mechanical Code; Insert: Uniform Mechanical Code.

Section 101.4.4. Delete: International Plumbing Code; Insert: Uniform Plumbing Code.

Section 105.1.1. Deleted: Insert: Reserved.

Section 105.1.2. Deleted: Insert: Reserved.

Section 105.2. Amended to Read:

The following do not require a building permit:

- Swings and other playground equipment.
- Repainting and redecorating.
- Minor construction jobs with a total cost of less than \$1,500.00
- Replacement of less than one quarter of a roof surface.

Section 105.3.(5). Amended to read: State the valuation of the proposed work and include the cost per square foot of:

A. The total living or occupied area, (primary areas).

B. All other covered areas as a group, such as the garage, carport, porch, and patios, (secondary areas).

Section 105.3.(8).Add: Be signed by the permittee, or his authorized agent, who may be required to submit evidence to indicate such authority.

Section 106.1.1. Amended to read: With each application for building and when required by the Building official for enforcement of any provisions of this code, one set of plans and specifications and two site plans shall be submitted. The Building Official shall require plans and specifications to be prepared and designed by a licensed architect, or other qualified person, and shall require all plans and specifications

to be prepared by and bear the seal of a professional engineer licensed by the State of Texas in the construction of any of the following:

1. Public works involving professional engineering, including but not limited to structural, electrical, mechanical, air conditioning and site work, wherein the completed project exceeds a total construction cost of \$25,000.00. For the purposes of this code the term "public work" is defined as any construction or repair work paid for in whole or in any part out of public funds, or undertaken by any municipality, county or state or any agency, department or other political subdivision thereof.
2. Buildings, structures of fixed improvements, other than public works, involving professional engineering, including but not limited to structural, electrical, mechanical, air conditioning and site work wherein the completed project exceeds a total construction cost of \$50,000.00.
3. All such applications for building permits shall further be accompanied by a complete set of written plans and specifications covering the proposed construction. Such plans and specifications shall be deemed insufficient unless they bear the seal of either a registered professional engineer or an architect licensed under the laws of the State of Texas. All foundation plans shall be deemed insufficient unless they bear the seal of a registered professional engineer licensed under the laws of the State of Texas. The Building Inspector shall retain such plans until a Certificate of Occupancy and Compliance has been issued.

Exceptions:

- a. For new residential construction, the plans and specifications may be deemed sufficient if prepared by a qualified Designer.
- b. For residential additions where the total square footage does not exceed 600 sq. ft., the foundation need not be designed by an engineer if the plans meet the minimum requirements found in Section 1900 of this Code as amended; unless special circumstances or soil conditions exist where in such cases the Building Inspector may require engineer certification for approval.

Section 106.3.1 Amended to read: Approval of construction documents.

When the building official issues a Permit, a notation on the construction documents shall indicate that they have been reviewed, approved in writing or by a stamp which states any special notes affixed on them. These plans and specifications must be available on the construction site for inspection by City of Terrell Hills inspectors. Failure to maintain this set of plans and specifications on the job site will result in a stop work order being issued and a stoppage of all work at the site.

Section 106.5 Amended to read:

One of the submitted site plans shall be retained with the permit application.

Section 109.1 Amended to read:

General Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted the building permit in a conspicuous place under a covered area where it will be protected from the weather. The permit shall be in such a position that the Building Official can conveniently attach any required entries thereon regarding inspection of the work. The Building Official will make the required entries on a separate inspection record and attach it to the Building Permit. The Building Official will maintain a record of the inspection of each successive step in the construction of every project.

Section 109.3. Amended to Read: Required Inspections

109.3. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the Building Official. The Building official, upon notification from the permit holder or his agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this Code.

Section 109.3.1(a). Added to Read:

In all cases structure is designed to be within 18” of the setbacks prescribed in the City Code of Ordinances Chapter 14: Zoning, a form survey carrying the seal of a registered professional engineer shall be done by the owner or contractor. Said survey shall clearly indicate the location of the intended finished foundation and be presented to the City Building Inspector prior to the inspections required under Section 109.3.1 of this code.

Section 114.4. Add Section to Read:

The Building Inspector and his deputies have the authority to issue citations for the Municipal Court.

Section 116 Qualifications of Contractors: Add Section to read:

Contractors must submit documentation of a Contractors License from the State of Texas, City of San Antonio or other Municipality with similar requirements. The City Building Official prior to the issuance of said permit must approve all Licenses, other than those from the City of San Antonio.

Section 1900 Concrete: is added to read:

A. Foundations for one and two - story dwellings:

One - story apartment houses and all other occupancies not greater than 600

square feet, including Additions may be of cedar posts or wood posts that have been pressure treated with an approved preservative. Posts shall not be less than 6 inches in diameter at any point and shall be placed on concrete footings at least 24 inches in depth below grade. The concrete footings shall not be less than 18 inches in diameter and 6 inches in thickness. All wood sills shall be of No. 1 lumber that has been treated with an approved preservative.

B. The following are to be considered as acceptable minimum standards for minor concrete work, and monolithic slab and beam type foundations for small buildings less than 600 feet in area and for residences. They do not supersede or replace Engineer computations when the Building Official requires such.

C. Walks, Driveways:

1. The sub grade shall be stripped of all vegetation and thoroughly compacted. A cushion, 2 inches minimum thickness, of crushed screenings, gravel and sand, crushed rock or coarse sand shall be spread, wetted thoroughly, tamped and leveled. The cushion shall be moist at the time the concrete is placed.
2. The minimum slab thickness shall be 4 inches.
3. Section 1903.5. The minimum reinforcement shall be 66 - 1010 welded wire fabric or No. 3 bars @ 18 inches on center each way.
4. Section 1905.1.1 Concrete shall be proportioned to develop 2500 p.s.i. in compression in 28 days.
5. Expansion joints of 2 inch thickness shall be provided at a maximum spacing of 50-foot intervals and where this construction abuts other construction. A minimum of 2 round smooth dowel bars 3/8 inch in diameter and 18 inches in length shall be spaced 18 inches apart at each expansion joint. One 9-inch end of each dowel shall be thoroughly coated with oil asphalt or red lead, so that it will not bond to the concrete. Sidewalks shall be marked with transverse "dummy" joints 4 feet apart by the use of jointing tools.

D. Detached Patio Slabs:

1. The sub grade, the 2-inch cushion, the slab thickness and grade of concrete shall be as described for the above walks and driveways.
2. The minimum slab reinforcement shall be as described for the detached patio slabs.
3. Porch slabs and concrete steps shall be supported at the intersection with the building by metal anchors, piers, or corbels built integrally or bonded to the foundation wall, or supporting ledge on the foundation wall, or a beam shall be constructed completely around the slab.

4. The grade beams shall be the same as described for a detached garage.

E. Detached Garages and Accessory Buildings Less Than 600 Square Feet:

1. The sub grade, the 2-inch minimum cushion, the thickness of the slab and grade of concrete shall be as described for the above walks and driveways.
2. The minimum reinforcement shall be as described for the above patio slabs.
3. The minimum reinforcement in the grade beams for frame construction shall be 2- No. 4 bars, one at the top and one at the bottom well tied to the turned down mesh. For masonry or veneer construction, the minimum reinforcement in the grade beams shall be 4 - No. 4 bars, two at the top and two at the bottom. No. 3 stirrups shall be spaced at 24 inches on center.
4. The grade beams shall be at least 8 inches in width and 18 inches in depth and shall extend at least 6 inches into the natural grade.

F. Attached Garages, Carports, Porches and Patios:

1. The minimum slab and beam requirements are to be the same as described for small buildings and residential beam and slab foundations.

G. Small Buildings and Residential Beam and Slab Foundations:

1. The slab grade shall be stripped of all vegetation and thoroughly compacted. A 6-inch minimum layer of base material consisting of sand, gravel or other accepted granular materials shall be spread, wetted thoroughly and compacted. The grade beams shall then be excavated into the compacted surface.
2. All foundations falling under this category, including the attached garages, carports, patios, porches and storage areas which at a latter date could be converted into habitable area shall have a 6 mil polyethylene film, or other approved water proof membrane applied over the base material.
3. The minimum slab thickness shall be 4 inches.
4. All concrete shall be proportioned to develop 2500 psi in compression in 28 days.
5. The minimum beam width shall be: (a) Exterior Beams: 10 inches. (b) Interior Beams: 8 inches.
6. The minimum depth into natural grade for interior and exterior beams shall be 6 inches.
7. The minimum overall beam depths shall be:
  - (a) For buildings with the longest dimension under 30 foot:
    - (1) Exterior beams shall be 24 inches.
    - (2) Interior beams shall be 18 inches.

- (b) For buildings with the longest dimension exceeding 30 feet in length:
  - (1) Exterior beams shall be 30 inches.
  - (2) Interior beams shall be 24 inches.

H. Reinforcing Steel in Beams:

1. Exterior and interior beams shall be reinforced with 4- No. 6 continuous bars, 2 bars in the top and 2 bars in the bottom. No. 6 bars shall be in the longest lengths possible; where splices occur, lap bars three feet.
2. All stirrups shall be fabricated from No. 3 bars and shall be spaced at 18-inch centers.
3. A 3-inch clearance shall be maintained from the bottom of the grade beam to the bottom of the stirrups.
4. Grade beams at corners and at beam intersections where horizontal bars are discontinuous shall be provided with 4 - No. 6 X 6 feet long corner bars, 2 in the top and 2 in the bottom. These bars shall be bent to extend 3 feet in each direction.

I. Reinforcing Steel in Slabs:

1. The maximum panel dimensions determine the size and spacing for the entire slab. Bars shall be provided in the slabs according to the following table:

Bar Diameter Spacing Each Way Maximum Panel Dimension.

		(ft)
No. 3	12"	10
No. 4	12"	16
No. 4	10"	20

J. Aprons:

1. All of the applicable provisions of paragraphs 1 thru 4 of section 1900 paragraph C shall apply in constructing concrete aprons.
2. When machine laid curbs are being placed in advance of apron, there shall be a doweled expansion joint between the curb and apron.
3. When an existing curb has to be cut for a new apron slab, the curb shall be neatly cut vertically at the sides of the apron. An expansion joint shall be provided at the location of the cut to separate the curb from the apron. The curb in front of the new apron shall be completely removed and the excavation resulting there from shall be left open to receive the new concrete work. The new apron slab shall extend from the property line to the exposed face of the curb; this shall be accomplished by pouring the curb and apron monolithically. The reinforcing in the apron shall be turned down into the curb section. The top of the new curb in front of the

apron shall be at least 1 inch higher than the surface of the street pavement at this location. The maximum slope of aprons shall be 14 percent, and not less than 2%.

3. Penalties and Violation:

Any person or corporation that shall violate any of the provisions of this ordinance or fail to comply therewith or with any of the requirements thereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved thereunder, shall be guilty of a misdemeanor and shall be liable to a fine of not more than two hundred dollars, and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof, where anything in violation of this ordinance shall be placed, or shall exist, and any architect, building contractor, agent, person or corporation employed in connection therewith, and who may have assisted in the commission of any such violation, shall be guilty of a separate offense and upon conviction shall be fined as herein provided. Furthermore, in cases where contractors demonstrate a history of non-compliance with this Code and or fail to comply with the lawful orders of the Building Official, the Building Official may revoke all permits held by said contractor and may refuse to issue any subsequent permits to said contractor.

4. General Provisions Relating to the International Building Code, International Residential Code, or the International Property Maintenance Code.

- a. Any reference in the International Building Code to the "Board of Appeals" is amended to read "Board of Adjustment".
- b. All buildings must be in compliance with distances and setbacks prescribed by City.
- c. Any reference in said Code to the Building Official is amended to read Building Inspector.
- d. Any reference to the jurisdiction shall mean the City of Terrell Hills.

5. All ordinances or parts of ordinances in conflict herewith are hereby repealed with the exception of conflicts with the City Zoning Ordinance found in Chapter 14 of the City Code of Ordinances in which case the provisions of the Zoning Ordinance will take precedent.

6. If any provision of this Ordinance or the application thereof to any circumstance shall be held invalid, the remainder of this Ordinance and the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

Ord. 1247, 10-08-07

**Sec. 3-2, Uniform Mechanical Code**

The Air conditioning, Refrigeration and Heating code of the City of Terrell Hills is hereby revised and amended to conform to the International Association of Plumbing and Mechanical Officials, Uniform Mechanical Code, 2006 Edition, together with all revisions and additions thereto, as amended hereby, and the same as amended are hereby adopted as the Air Conditioning, Refrigeration and Heating Code of the City of Terrell Hills effective from the date hereof. One copy

of each said Code, with amendments marked, is incorporated herein by reference and has been filed in the office of the City Manager for permanent record and inspection.

Amended, Deleted and Added Provisions to the Uniform Mechanical Code:

1. Section 110.1 is amended to read as follows:

All references to the Board of Appeals shall mean the Board of Adjustment.

2. Section 111 is amended to read as follows:

Violations and Penalties.

It shall be unlawful for any person, firm, or corporation to erect, install, alter, repair, relocate, add to, replace, use, or maintain heating, ventilating, cooling, or refrigeration equipment in the jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of this Code. Maintenance of equipment that was unlawful at the time it was installed and which would be unlawful under this Code if installed after the effective date of this Code shall constitute a continuing violation. Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not less than \$1.00 and not more than \$200.00.

3. Section 113.1. is amended to read as follows:

Permit Application.

To obtain a permit, the applicant shall file a permit application provided for this purpose; this application shall contain all of the information necessary for the lawful enforcement of the provisions of this Code. The permit application must be filed by a person (or his agent) holding a valid authenticated Master Heating and Air Conditioning License issued by the State of Texas.

4. Section 114.2 Retention of plans is amended to read as follows:

On set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work site at all times during which the work authorized thereby is in progress.

5. 115.1 General, Table 1-1 is deleted and the city fee schedule shall be used.

6. Section 115.2 is amended to read as follows:

Permit Fees.

Any person desiring a permit required by this Code, shall, at the time of filing an application therefore, pay a fee as required by the City Fee Schedule.

7. The following sections and tables are deleted:

115.3 Plan review fees.

8. Ordinance #1139 is hereby repealed and any other ordinances or parts of ordinances in conflict therewith.

9. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Terrell Hills, Texas, hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Ord. 1248, 10-08-07

**Sec. 3-3, Electrical Code**

1. The Electrical Code of the City of Terrell Hills is hereby revised and amended to conform to the National Fire Protection Association's, National Electrical Code, 2005 Edition, together with all revisions and additions thereto, as amended hereby, and the same as amended are hereby adopted as the Electrical Code of the City of Terrell Hills effective from the date hereof. One copy of each said Code, with amendments marked, is incorporated herein by reference and has been filed in the office of the City Manager for permanent record and inspection.

2. Provisions Deleted in the 2005 National Electrical Code:

a. Article 394 (Concealed Knob and Tube Wiring)

3. Exceptions and Additions to the National Electrical Code:

a. No wire smaller than #12 copper shall be permitted except in control circuit wiring as defined in the National Electrical Code.

b. Aluminum wire will not be permitted for branch circuits.

c. Grounding of meter loops shall be by use of 5/8 X 8' CPSP approved ground rods driven to grade level. In locations where the rod or rods cannot be driven vertically, then they will be laid horizontally beside the grade beam or in an approved ditch.

d. Electrified fences, regardless of voltage are prohibited.

e. No knob and tube or armored cable (type AC) wiring shall be permitted.

4. Permit for Electrical Work Required: No wiring, device or equipment for the transmission, distribution or utilization of electrical energy for light, power or heat, shall be installed within any building or structure, nor shall alteration or addition be made in such existing wiring, device or equipment, without first securing a permit thereof from the Building Official. If electrical wiring or installation of fixtures, equipment or work authorized under a permit is not started within 180 days after issuance of such permit, or if the work is started and then discontinued and the work remains discontinued without authorization of the Building Official for a period of 180 days, the permit shall become void, and no work shall be done on the premises until a new permit is issued and all necessary fees have been paid. No refunds shall be issued on permits issued.

5. Where Permits Not Required: No permit shall be required for the making of minor repair or maintenance work, the replacement of lamps or connection of portable electrical equipment to suitable permanently installed receptacles. A separate electrical permit shall not be required of an established refrigeration, heating and plumbing firm for the replacement of a refrigeration motor by another motor of the same horsepower and rating, solenoid valves, low pressure controls or other controls that are part of the refrigeration system when the electrical supply to same is or has been properly installed as per this Code.

It is hereby provided that none of the requirements of this ordinance shall apply to the installation of wiring and equipment by or for the City Public Service Board for the purposes of generating, transmitting and delivering service to its customers.

No permit shall be required for the installation of wiring and equipment for telephone, telegraph, or signal service operating on 32 volts or less. Any primary outlets servicing this equipment shall comply with the provisions of this Code.

6. Application for Permit:

a) Application for permits shall be made on a form furnished for that purpose. Such application shall contain the following information: Street, house number, name of addition where the work is to be done, name of owner, kind of building, number of stories in the building and a list of electrical fixtures and appliances to be installed. The application shall be referred to the Building Official who shall have the authority to issue or refuse said permit.

b) All commercial and industrial structures having a total connected load of 300 Amperes per phase and residences having a building permit evaluation of fifty thousand dollars (\$50,000.00) or more, are required to have plans and specifications submitted for inspection and affirmed before it can be advertised for bids. Such plans and specifications shall be prepared by a practicing electrical and/or mechanical engineer registered and licensed by the State of Texas. These plans shall be submitted in duplicate for inspection a minimum of three days prior to the required approval or disapproval date. No permits shall be issued until plans and specifications prepared by a professional engineer and approved by the City of Terrell Hills as an accepted working design for that particular installation and no person or firm shall have the authority to alter or change the original specifications of this design. Any changes or alterations shall originate in the office of the engineer and the plans and specifications shall be re-submitted to the City for approval.

7. Fees for Permits: Prior to any permit issuance all fees for such permit must be paid in full. Fees shall be based on the City Fee Schedule.

Definitions:

Minor Repairs - replacing of fuses, light globes, or florescent or neon tubes, replacing of defective receptacles, switches, cords or minor parts of existing equipment already installed under a previous

permit. Also included, replacing a damaged motor of the same horsepower.

Circuit - shall mean each main feeder, sub-main or branch circuit for power, light or any other purpose or service.

Outlet - shall be any point on a wiring system at which a switch is installed or electricity is taken from a circuit of light, power or any other purpose or service.

8. Copy of Permit to Be Posted on Jobs: A copy of the permit shall be affixed to the structure where work for said permit is to be done. The Building Official shall sign and date such copy at the time of each inspection.

9. Tampering With Posted Permit: It shall be unlawful for any person other than the Building Official to tamper with or remove any permit from where it is posted.

10. Permits for Temporary Wiring: Permits may be issued for temporary wiring for decorative lighting of streets and buildings and in such other places for fairs, carnivals, or public gatherings when installation is made in a safe manner as approved by the Building Official and is to be used for a predetermined limited time.

11. Authority of Building Official: The Building Official shall have the power to refuse the granting of permits for electrical work of any kind when it is shown or there is reason to believe the work will not be done in substantial compliance with this Code. The Building Official or his assistants shall conduct the inspections required by this Code and order any and all corrective measures that may be required. The Building Official shall have the authority to issue citations to any person, firm, contractor or corporation found to be in violation of any portion of this Code. The Building Official shall have the authority to enter any building, structure or property during reasonable hours to conduct all required inspections as set forth in this Code. He is also empowered, in cases where hazardous installations are found; to disconnect or have disconnected the electrical power source until such time that corrective measures have been taken.

12. Inspection of Work Prior To Concealment: When any part of a wiring installation is to be hidden from view by the permanent placement of parts of the building, the person or firm installing the wiring shall notify the Building Official, and such parts of the wiring installation shall not be concealed until an inspection and an approval has been made by the Building Official.

13. Rough-In Inspection: When the rough-in wiring or installation work is completed on any premises, the person responsible thereof shall notify the Building Official, giving proper notice of the work, location and permit number. The Building Official shall make an inspection of the electrical installation in a timely manner. If said installation meets the provisions of this ordinance, the Building Official will record his approval along with the date and his signature on the back of the permit.

14. Final Inspection: Upon completion of all electrical wiring or installation of fixtures or equipment in any building or on any premises, the electrical contractor shall notify the Building Official, that the work has been completed. The Building Official shall cause a final inspection to be made of all of the electrical work in a timely manner. Upon verification that all work is in accordance with this ordinance, the Building Official shall note his approval of said work upon the electrical inspection certificate. Failure to ask for a final inspection within five (5) days of a job's completion shall be a violation of this ordinance.

15. Failure of Work to Pass Inspection: Faulty Work: If the electrical wiring or installation of fixtures, wires, or equipment is found to be faulty, incorrectly or defectively installed, the Building Official shall notify the responsible party of the applicable section or sections of the Electrical Code which the work is found to be substandard by. The Building Official shall order corrective measures as may be necessary to bring the work up to the standards found in this Electrical Code. No Certificate of Approval shall be issued until all of the electrical work has been found to meet the Code. Upon the rectification of faulty work the responsible party shall notify the Building Official of the need for a Re-Inspection for which the appropriate fee must be paid. Failure of the electrical contractor to make the necessary changes within a reasonable period of time shall be considered a violation of this Code. The Building Official may refuse to grant any further permits to said contractor in the future.

16. Removal Of Electrical Permit Or Notification Tags: It shall be a violation of this Code for any person, other than the Building Official, to remove the electrical permit or any notification tag provided in this Code until after connection has been made to the electrical service and the installation complies with all of the provisions of this Code.

17. Service Connection Of Uncertified Installation: It shall be a violation of this Code for any person to make connections from a source of electrical energy to any electrical wiring, device or equipment for the installation of which a permit is required, until Certificate of Approval has been issued by the Building Official authorizing such connection.

18. Electrical Service Reconnections: It shall be considered a violation of this Code for any person, firm or corporation to make connections from a source of electrical energy to any electrical wiring, device or equipment which has been ordered disconnected by the Building Official or to use such installations that are prohibited by this Code until a Certificate of Approval has been issued by the Building Official.

19. Qualifications of Electricians: All electrical jobs shall be under the supervision of an individual who currently holds a Masters Electricians License from a municipality or State that is recognized by the City of Terrell Hills. No work is to be conducted unless an individual who holds a minimum of a Journeyman License from a municipality or State recognized by the City of Terrell Hills is on the job site and in direct control of said work.

20. Penalty for Violations: Any person or corporation that shall violate any of the provisions of this

Ordinance or fail to comply therewith any of the requirements thereof, shall be guilty of a misdemeanor and shall be liable to a fine of not more than two hundred dollars nor less than one dollar, and each day such violation shall exist shall constitute a separate offense.

21. Ordinance Repealed: Ordinance No. 1140 and all other ordinances found to be in conflict with this ordinance are hereby repealed.

Ord. 1249, 10-08-07

**Sec. 3-4, Uniform Plumbing Code**

1. The following sections are hereby revised:

Section 103.4.2. Delete: Plan Review Fees.

Section 103.4.3. Delete: Expiration of Plan Review.

The Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials, 2006 Edition, together with all revisions and additions thereto, as amended hereafter, is hereby adopted as the Plumbing Code for the City of Terrell Hills, Texas. One copy of said Code with amendments, additions, and deletions are incorporated herein by reference and have been filed in the office of the City Manager for permanent record and inspection, and provisions shall be applicable to all plumbing work conducted in the city as if the code were written in full in this chapter, except to the extent of conflict between that code and this chapter.

Amended, Deleted and Added Provisions to the Uniform Plumbing Code:

1. Section 102.1 is amended to read as follows:

The Administrative Authority as referred to in this Code shall mean the Building Official as the duly appointed official to enforce this Code.

2. Section 102.3 (a) is amended to read as follows:

Violations and Penalties. Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable of a fine of not less than \$1.00 nor more than \$200.00. Each person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of this code occurs or continues shall be deemed to constitute a separate offense and upon conviction thereof shall be punishable as herein provided.

3. Section 103.1.3 is amended to read as follows:

Qualification of Plumbers: Before any person, firm or corporation shall engage in the plumbing business within the City, he shall have obtained a license from the Texas Board of Plumbing Examiners. Where any plumbing is done, a Master or Journeyman Plumber shall at all times be present on the job and be in actual control over the work being performed.

4. Section 103.3.2 is amended to read as follows:

One set of approved plans and specification shall be returned to the applicant, and set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

5. Section 103.3.5 is amended to read as follows:

Permits are Non-Transferable. Plumbing Permits are non-transferable and if for any reason one contractor withdraws from work for which a permit has been issued, and another contractor intends to finish said work a new permit must be issued. The Permit Fee shall be based on the work that is actually left to be completed, according to the City Fee Schedule.

6. Section 103.4.1 is amended to read as follows:

The fee for each permit shall be set forth in the City Permit Fee Schedule as found in this Code of Ordinances. Table 1-1 is deleted.

7. That, Section 719.1 is amended and read in its entirety as follows:

**Section 709.0 Gravity Drainage Required**

All new construction and substantial renovation shall require that all plumbing fixtures be drained to the public sewer system by gravity. The use of a lift station shall not be permitted except where they may be in use at the adoption of this amendment and then only where it can be shown that they were properly permitted and installed in accordance with section 710.0 of this code and its requirements.

**Section 719.1**

Cleanouts shall be placed outside of the building at the lower end of the building drain where it connects to the sewer and a minimum of one additional cleanout shall be placed in the sewer line where the line enters public property.

Additional building sewer cleanouts shall be installed at intervals not to exceed one hundred (100) feet in straight runs and for each aggregate horizontal change in direction exceeding one hundred and thirty-five (135) degrees.

6. Appendices E and K are hereby deleted.

Ordinances #1141 is hereby repealed along with any other ordinances or parts thereof in conflict herewith.

Ord. 1250, 10-08-07

**Sec. 3-5, Construction Fee Schedule**

1. The Building Permit Fee Schedule of the City of Terrell Hills is hereby revised to conform to the Fee Tables as amended hereby, and the same tables are hereby adopted as the Building

Permit Fee Schedule of the City of Terrell Hills, Texas.

TABLE NO. I BUILDING PERMIT FEES

	<u>Fee</u>
Roofing Permits	\$50.00
Special Inspections to include verification of fence variances, approval of Landscape in Rights-of-Way, and other inspections required by Inspector	\$50.00

All new Buildings, Additions, remodeling and renovations shall be based on the following Valuation Table.

<u>Total Valuation</u>	<u>Fee</u>
Minor Repair under \$1,500.00 With No City Inspections Required	No Fee
\$1,501 to \$2,000.00	\$75.00
\$2,001.00 to \$25,000.00	\$75.00 for the first \$2,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
25,001.00 to \$50,000.00	\$305.00 for the first \$25,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$500,000.00	\$505.00 for the first \$50,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2755.00 for the first \$500,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, and including \$1,000,000.00
\$1,000,001.00 up	\$4755.00 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

For the purpose of establishing a minimum building permit fee, the valuation of the building will be estimated by multiplying each of the two areas described in Section 301(b), par. 5 of the City Building Code, by the applicable rate per square foot in the schedule below, and then adding the two

amounts together.

RATE SCHEDULE

<u>Type of Construction</u>	<u>Rate</u>
I. Primary Areas (Occupied)	\$110.00
II. Secondary Areas (Non-Occupied)	\$50.00

TABLE NO. II ELECTRICAL PERMIT FEES

<u>Description of Items</u>	<u>Amount</u>
Minimum Fee	\$50.00
Repair and Minor Work to include 1 Inspection	\$50.00
Renovations/ Remodels & Swimming Pools, No Service Upgrade to Include 2 Inspections.	\$100.00
Renovations/ Remodels & Swimming Pools With Service Upgrade to Include 3 Inspections.	\$150.00
New Residence to include 5 inspections.	\$250.00
Additional inspections above permitted	\$50.00 each
All other Electrical will be based on # of required Inspections	\$50.00 each

TABLE NO. III AIR CONDITIONING AND MECHANICAL PERMIT FEES

<u>Description of Items</u>	<u>Amount</u>
Minimum Fee	\$50.00
Change outs, replacements or warranty work	\$50.00

to include 1 inspection.

All new Systems (first system) to include 2 inspections.	\$100.00
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Each additional new System	\$50.00
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Each additional inspection	\$50.00
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TABLE NO. IV PLUMBING & GAS PERMIT FEES

Plumbing

<u>Description of Items</u>	<u>Amount</u>
Minimum Fee	\$50.00
Repairs to include 1 inspection	\$50.00
Renovation and Remodels to include 2 inspections	\$100.00
Additions to include 3 inspections	\$150.00
New Construction to include 6 inspections	\$300.00
Sprinkler Systems (new or repair)	\$50.00
Additional inspections above permitted - each	\$50.00

Gas

<u>Description of Items</u>	<u>Amount</u>
CPS Lockout/ Gas Tests to include 1 inspection	\$50.00
Relocate gas meter to include 1 inspection	\$50.00
Minor repairs to include 1 inspection	\$50.00
Renovations and Remodels to include 2 inspections	\$100.00
New Construction to include 3 inspections	\$150.00

Medical Gas	\$150.00
Additional inspections above permitted each	\$50.00
Underground Storage Tanks (removal or install)	\$50.00 each

Sewer Connections for new properties must pay the current Sewer impact fee provided for in section 3-6 of this chapter.

**TABLE V. DEMOLITION OR MOVING PERMIT FEES**

Demolition or Removal of any structure	\$100.00
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2. In all cases where a responsible party request an inspection of any type as called for in the City Codes, and the Building Official finds the work incomplete, or finds the work does not meet Code, a Re-Inspection Fee shall be charged.

Re-Inspection Fee	\$75.00
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3. City Ordinance No. 890 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

4. If any provision of this Ordinance or the application thereof to any circumstance shall be held invalid, the remainder of this Ordinance and the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

5. Penalties and Violation:

Any person or corporation that shall violate any of the provisions of this ordinance or fail to comply therewith or with any of the requirements thereof, or who shall build or alter any building without obtaining the proper permits and without paying the prescribed fees, shall be guilty of a misdemeanor and shall be liable to a fine of not less than one dollar or more than two hundred dollars, and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof, where anything in violation of this ordinance shall be placed, or shall exist, and any architect, building contractor, agent, person or corporation employed in connection therewith, and who may have assisted in the commission of any such violation, shall be guilty of a separate offense and upon conviction shall be fined as herein provided. Furthermore, in cases where contractors demonstrate a history of non-compliance with this Code and or fail to comply with the lawful orders of the Building Official, the Building Official may refuse to issue any subsequent permits to said contractor.

6. This Ordinance shall be effective April 1, 2004.  
(Ord. 1155, 2-09-04)

**Sec. 3-6, Sewer Connection Fee**

Prior to issuing a building permit for a lot for which the required sewer connection fee has not been paid, the current fee charged by San Antonio Water System will be collected.

(As provided for in Amendment to and Renewal of Ordinance 786 Agreement with SAWS, 5-10-99)

**Sec. 3-10, Walls and Fences**

1. The following regulations shall govern the construction of walls and fences within the City:
  - a. All walls and fences shall be erected and maintained only within the property lines of the person or firm owning or maintaining the same.
  - b. No wall or fence shall be erected or maintained so as to obstruct the view of persons operating vehicles on the public streets adjacent thereto.
  - c. No wall or fence shall be erected or maintained at a height in excess of six feet above the natural terrain grade level.
  - d. No wall or fence shall be erected or maintained within a dedicated easement without the written consent of the controlling authority, i.e., City of Terrell Hills, CPS Energy or San Antonio Water System.
  - e. The provisions of this ordinance shall not apply to walls and fences lawfully existing on the date hereof.
2. No wall or fence enclosing a subdivision of more than one lot shall be erected or maintained in the future without the approval of the Planning and Zoning Commission of the City.
3. Should any line, sentence, phrase, word, paragraph or section hereof be held to be invalid for any reason, all remaining provisions hereof shall remain in full force and effect.
4. Should there be any conflict between the provisions hereof and the provisions of any existing ordinance of the City, the provisions hereof shall prevail and to the extent of such content said existing ordinance is repealed.
5. Violations of this ordinance shall be punishable by a fine not exceeding \$200 and each day a violation continues shall constitute a separate offense.  
(Ord. 794, 6-12-89)

**Sec 3-11, Construction Hours**

Construction, including erection, excavation, demolition, alteration, or repair work for which a current and valid city permit is required, is prohibited on any private property other than between the hours of 7:00 A.M. and 6:00 P.M. on week days; furthermore, such work is also prohibited on all city observed holidays, except in the case of urgent necessity in the interest of public safety and convenience, and then only by permission granted by the City Manager or the Building Inspector of the City of Terrell Hills.

**PENALTY**

Any person, firm or corporation who shall violate any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and shall be fined in any sum not less than fifty (50) dollars nor more than five hundred (500) dollars, and each day’s violation shall constitute a separate offense. (Ord. 1261, 3-10-08)

**Sec. 3-12, Construction Nuisances**

**Section A. Definitions**

The following practices shall constitute a Nuisance:

1. Stockpiling of construction materials for the erection, construction, alteration, repair, removal, moving or enlargement of a structure within view of a public street, public way or within 15 feet of any property boundary.
2. Placing of disposal containers such as dumpsters or stockpiling of demolition materials within view of a public street or within 15 feet of any property boundary.
3. Placing and/or maintaining a portable, temporary rest room facility within view of a public street or within 15 feet of any property boundary.
4. Failure to provide silt screening along the border of property and/or a temporary construction entrance consisting of aggregate washed stone 4 to 8 inches in diameter with a minimum thickness of 8 inches (other suitable materials may be substituted by approval of the City Building Official) during new construction. The City Building Official will determine which of the above methods (or both) is appropriate.

**Section B. Nuisances prohibited:**

1. It shall be a violation of this Ordinance to maintain a nuisance as defined in Section A of this Ordinance.

Exceptions:

- (a) Public projects for the construction, repair or reconstruction of streets, sewers, water lines, gas lines or other public conveniences shall be exempt from the provisions of this Ordinance.
- (b) New construction where no structure exists to shield a defined nuisance from public view or remodeling projects where a structure does exist shall be exempted provided that within 180 days of the commencement of construction all nuisances as herein defined shall be shielded from public view or removed from the premises.
- (c) Any construction job where materials are delivered and used or removed from public view within 72 hours of initial delivery.
- (d) Any project where the City Manager finds that an unusual hardship exists shall be exempted provided that the City Manager issues a written exception for the project with a specific time limit not to exceed 90 days.

**Section C. Abatement Procedures**

- 1. Upon finding any violation of this Ordinance, the Building Official or any Police Officer of the City of Terrell Hills, Texas, shall give written notice of said nuisance to the property owner or agent thereof that they have a prohibited nuisance as defined herein and that the owner or their agent must abate said nuisance within 72 hours of this notification. Except in cases where the Building Official or officer feels that an immediate danger to life or property is involved in which case he shall order the immediate removal of said violation and issue the appropriate citations.
- 2. Notification may be made in person or by sending a certified, return receipt letter to the owner of record as found on the last approved tax roll for the City of Terrell Hills, Texas.
- 3. Failure to abate a nuisance as defined in Section A. of this Ordinance shall constitute a violation of this Ordinance and be punishable by a fine of not less than fifty dollars and not more than five hundred dollars, and each day’s violation shall constitute a separate offense.

**Section 2.** This ordinance shall take effect immediately upon its passage, approval and publication according to law.

**Section 3.** If any section or part of any section or paragraph of this ordinance is declared invalid or unconstitutional for any reason, it shall not be held to invalidate or impair the validity, force, or effect of any other section or sections or part of a section or paragraph of this Ordinance.

**Section 4.** All ordinances or parts of ordinances, in conflict herewith are to the extent of such conflict hereby repealed. The balance of such ordinance is hereby saved from repeal.

(Ord. 945, 3-11-96)

(Ord. 1095, 12-10-01)

(Ord 1274, 12-08-08)