



**GENERAL CONTRACTOR'S  
INFORMATION BOOKLET**

## **Preface**

Obtaining a city permit can be confusing, and knowing *when* as well as *what type* of permit may be required can prove even more complicated. This booklet has been designed to assist you through some of the confusion involving permitting for building construction, changing the occupancy or classification of a building, and for providing additional activities in an existing use that may trigger life safety issues.

Many frightening stereotypes of city departments exist that may cause one to want to begin construction without verifying the need for a permit. Please understand that it is far easier to call and determine if a permit is needed than to deal with problems that may occur because of poor workmanship due to lack of a building inspection, or even being penalized by a government agency for doing such work.

This booklet contains easy-to-read accurate information for whatever work is planned that requires permitting, as well as a systematic procedure for obtaining permits. A checklist is also provided that will assist you in not only obtaining a building permit, but also with meeting requirements through completion of the project. For your convenience, please make copies of the checklist to use as warranted.

*This booklet and the information contained herein is provided for “general” information only, and is not intended as a substitute for code requirements.*

CITY OF LOCKHART BUILDING INSPECTION DEPARTMENT

NOTICE: TO ALL CONTRACTORS

Once your permit is issued, your work will be inspected in the following order:

As a general rule, one job site visit for each of the following:

1. Sewer or electrical in slab or foundation before steel is placed. “Lot layout” will be done prior to this if any question is pending.
2. Foundation and steel before concrete is poured.
3. Framing, electrical rough, plumbing top-out, mechanical rough (A/C, boilers, etc.), and gas rough at the same time.
4. Finals on all work—electrical, mechanical, building, gas, sidewalks and drives, plus lot and street cleanup.

NOTE: Fencing, accessory buildings, etc., will be handled as a separate permit and inspection.

The reasons for following the procedure are basically twofold:

1. The different trades have in the past caused damage to another’s work after a final was made causing problems for all, and no one would accept responsibility to make repairs; and
2. A great deal of time can be saved by reducing the trips made by the Inspector to the same address.

NOTE: Tags will be left on the job site to inform contractors of the inspections made so that calling in about an inspection will rarely be necessary. City Hall personnel will not necessarily know whether a job has passed or failed until the day after the inspection is made. All persons doing walks and drive-ways that are connected to the “right-of-way” shall contact the Public Works Department at 398-6452 on Wichita Street for a permit for the proposed work and inspection. There is no charge for this permit or inspection service. No building finals will be made until the job site is cleared of all trash and excess building material and the street next to the job site cleaned. All job sites will have the building permit posted on the front side clearly visible from the street.

The City of Lockhart will make inspections within 24 hours of the request.

NOTE: Do not let anyone take occupancy until all finals are made. This may prove to be difficult. This action has been allowed in the past but must cease.

## Table of Contents

INTRODUCTION .....	2 - 3
CHAPTER 1. GENERAL INFORMATION	
When is a permit required? .....	7
What is the permit process? .....	7 - 8
How to apply for a building permit.....	8
Plan submittal requirements.....	8 - 10
Site plan requirement for one- and two-family dwellings and manufactured homes on residential lots.....	11
Site plan requirement for multi-family residential and non- residential construction .....	12 - 13
Building permit checklist.....	14 - 16
CHAPTER 2. LICENSE REQUIREMENTS	
Building contractor requirements.....	17 - 18
License/bond requirements .....	19 - 20
Building contractor application.....	21
CHAPTER 3. SAMPLE PERMIT FORMS	
Building permit application .....	22
Electrical permit application .....	23
Plumbing permit application.....	24
Mechanical permit application.....	25
Demolition permit application .....	26
Moving permit application.....	27
CHAPTER 4. SAMPLE PLANS	
Site/Plot plan .....	28
Floor plan .....	29
Framing detail .....	30
CHAPTER 5. FEE SCHEDULES	
Building permit fees.....	31
Plan checking fees.....	31
Permit renewal fees .....	31
Penalties .....	31

Water - sewer tap fees .....	32 - 33
<b>CHAPTER 6. STANDARDS</b>	
Development checklist .....	34
Drainage ordinance .....	35 - 37
Drainage plan review .....	37
<b>Article II. Building Code.</b>	
Code adopted .....	38
Amendments .....	38 - 39
Interim city utilities.....	40
Contractors; license required .....	40 - 44
Trench safety.....	44
Demolition of structures .....	45
Requirements for moved structures .....	45
<b>Article III. Electrical Code. Administration and enforcement.</b>	
Inspections .....	47
Examining and Supervising Board of Electricians and Appeals .....	48 - 49
Electrical permits .....	49 - 50
National Electric Code adopted .....	50
Technical standards.....	50 - 52
Electrician requirements .....	52 - 57
<b>Article IV. Gas Code.</b>	
Adopted .....	57
Amendments .....	57
<b>Article V. Mechanical Code.</b>	
Adopted .....	58
Building plan review and insulation inspection.....	58
<b>Article VI. Plumbing Code.</b>	
Adopted .....	58
Amendments .....	58 - 59
Special historic buildings and districts.....	63 - 64
<b>Unsafe Buildings</b>	
Definition .....	64 - 65
Minimum standards for buildings.....	66
Public hearing and hearing procedures .....	66 - 67

Securing unoccupied buildings .....	68 - 69
Fences, permit required .....	71
Materials permitted and prohibited .....	72
Locations, prohibited .....	72
Height and construction requirements .....	73
Residential regulations for rear, side, front and corner lot .....	73
Retail, commercial and industrial zoned regulations .....	73
Temporary construction site fencing .....	73 - 74
Swimming pool enclosures .....	74
Prohibited in drainage easements; fences in utility easements .....	74 - 75
Energy Code Conservation, adopted .....	75
Construction Standards	
Concrete for Structures .....	77 - 80
Reinforcing Steel .....	81 - 83
Electrical Distribution System .....	83 - 87
Electrical System Details .....	88 - 101
Monolithic Concrete Slab Details .....	102
Grade Beam Foundation Details .....	103
Fire Code .....	104-105

**When is a permit required?**

*Before signing lease agreements, purchasing properties with the intent to construct in or on them, occupying any existing space with a new use or doing any new construction, first determine whether or not a permit is required.*

Exemptions from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the City of Lockhart Code of Ordinances or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
2. Temporary motion picture, television and theater stage sets and scenery.
3. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
4. Swings and other playground equipment accessory to detached one- and two-family dwellings.
5. Window awnings supported by an exterior wall and do not require additional support of group R-3 and U occupancies.
6. Nonfixed and movable fixtures, cases, racks, counters and partitions not over five feet nine inches (1753 mm) in height.  
(Ord. No. 06-19, § 1, 05-02-06)

**What is the permit process?**

*The permit process is comprised of a series of reviews by various city departments in order to ensure that the proposed work meets all required codes. This process begins with the Planning Department located in the basement of City Hall at 308 West San Antonio Street, Lockhart, Texas, and is open Monday through Friday from 8:00 a.m. until 5:00 p.m. The Development Services Assistant or Planning Technician can assist you in determining whether or not you will need a permit for your proposed work.*

The Planning Department is responsible for the review of applications for projects to assure compliance with the objectives and policies of the Planning and Zoning Ordinances of the City of Lockhart. These regulations are intended to protect the character and stability of residential, commercial, agricultural, and industrial areas within the city by promoting appropriate growth and development. Regulating the location of buildings and uses also assures the provision of adequate light, air, and privacy, the convenience of access to property, safety against dangers, and the prevention of overcrowding and unnecessary congestion.

Therefore, review of a building permit application is necessary prior to any conversion or change of use, change in dimensions of a building, addition of more residential units, alteration of the exterior appearance of a building, or any new construction.

When reviewing a building permit application for alteration of an existing building or new construction, the Planning Department will be chiefly concerned with the following issues:

- Type of use: If the use of a building is changing, dwelling units are being added, or addi-

tional living space is being proposed in a garage or attic, it must be confirmed that all proposed uses and dwelling unit densities are permitted.

- Setbacks: Front, rear and side yard setbacks must be reviewed to assure the preservation of required setbacks.

### **How to apply for a building permit?**

*Once the Planning Department has determined that the proposed work meets all guidelines and requirements, it is then necessary to submit the application and plans for review.*

You may or may not need to submit plans for the work you plan to do depending on the extent. Usually, plans are not required for minor repair and nonstructural work; however, plans are required for new construction, remodeling existing buildings and constructing new walls, changing the use of a building or putting an addition onto a building, or when reducing or increasing the number of dwelling units in a residential building. Also, for extensive or complicated work involving new residential or commercial construction, major interior demolition or remodeling, or moving walls, you may need to hire a professional such as an architect or engineer to do more detailed drawings.

Many permits for minor work can be approved and issued “over-the-counter” during one visit. You will be notified if corrections to your application are necessary or if the permit is ready for issuance, so please allow enough time for permit processing before you schedule construction.

A fee is may be required upon issuance of the permit. Permit fees vary depending upon the cost and type of construction. The building permit fee schedule is located on the reverse side of the application, and other pertinent fees on the front. If plans are submitted for review, a plan-checking fee should also be calculated into the building permit fee, all of which is due upon *issuance* of the permit. For your convenience, sample permit forms are included in this booklet in Chapter 3, as well as Fee Schedules in Chapter 5.

### **Plan submittal requirements**

*Once you have met with the Planning Department to ensure the proposed work is allowable, you must submit appropriate plans along with your application to the Building Department, which must include the following:*

#### ***For development review (prior to plan review):***

- **For commercial buildings, apartments, and duplex construction, submit seven (7) sets of site plans sealed by a professional engineer for developmental review.**

#### ***For plan review:***

- **For commercial buildings, apartments, and duplex construction, submit three (3) sets of building plans, and a digital copy of all plans submitted.**
- **For single family dwellings, submit two (2) sets of building plans.**

**Building plans** must include the following:

- **Site plan (See detailed requirements beginning on page eight):**
  1. Submitted on 8-1/2 x 11 or 11 x 14 paper;
  2. Show perimeter of entire parcel fully dimensioned with a north arrow;
  3. Show all existing and proposed structures;
  4. Show distances to property lines from existing and proposed buildings;
  5. Show distances between existing and proposed buildings;
  6. Show existing and proposed type and dimensions of off-street parking.
  
- **Floor plan:**
  1. Show location, size, and use of each room;
  2. Show location and size of all windows and all doors;
  3. Show location of electrical outlets and sub-panels, and smoke detectors;
  4. Show plumbing and heating fixtures.
  
- **Foundation plan:**
  1. Show location and size of pier blocks, interior footings and fireplace support, if applicable;
  2. Label and locate porches, patios, planters, garage, patios, etc.;
  3. Label stepped footings on sloped lots;
  4. Show size of footings and stem walls;
  5. Show footing depths, rebar, and anchor bolt locations.
  
- **Elevations:**

An elevation is a drawing of the finished exterior of the structure. Submit a minimum of two elevation views showing:

  1. All openings;
  2. Siding material;
  3. Original and finished grade;
  4. Stepped footing outline;
  5. Roof pitch and type of roofing material.
  
- **Framing Detail:**
  1. For floors and roof, state lumber grade, size, and spacing of floor girders, floor joist, wall studs, ceiling joist and roof rafters and/or roof trusses.
  
- **Signature of person responsible for plan preparation** is required to be on all plans. A licensed professional architect or engineer is required for certain specific conditions, such as design of special foundations, large beam spans, truss designs, and other items that deviate from standard code practices.
  
- **Proof of Compliance with the ADA Regulations**, if applicable.
  
- **RESCheck or COMCheck Report** indicating compliance with the 2009 IECC requirements.

- On a commercial project, we must have the following documents in our possession before final inspection and/or a Certificate of Occupancy is issued:
  1. Letter from the Engineer with P.E. seal stating that the drainage work has been completed according to the approved plans, and that all fencing, if required by Sec. 12-493 storm-water detention pond enclosures, has been installed.
  2. Letter from the foundation Engineer with P.E. seal stating that the foundation was inspected prior to the placement of concrete and was constructed according to the approved plans.

**Sec. 12-493. - Swimming pool and storm-water detention pond enclosures.**

**(a)**

Every swimming pool and storm-water detention pond, or excavation designed or intended to ultimately become a swimming pool or storm-water detention pond, while under construction as well as after completion, shall be continuously protected by an enclosure surrounding the pool, pond, or excavated area in such a manner as to make such pool, pond, or excavated area reasonably inaccessible to small children or animals, subject to the following exceptions.

**(1)**

This provision shall not apply to:

**a.**

Bodies of water other than swimming pools which are owned or controlled by the federal, state, county, or any agency, subdivision, or department thereof.

**b.**

Bodies of water located in natural drainage-ways.

**c.**

Storm-water detention ponds that are designed with a bank angle not exceeding 3:1 and intended for dual use as an accessible open space or recreational area.

**(2)**

In single-family residential occupancies, the pool enclosure may surround the entire single-family premises.

**(3)**

In multi-family residential occupancies, the pool enclosure may include the courtyard which surrounds the pool.

**(b)**

The required enclosure shall be a fence, wall, or building not less than four feet in height with openings limited in accordance with the adopted residential code or building code, as applicable.

**(c)**

Gates and doors opening directly into such enclosures shall be equipped with self-closing and self-latching devices designed to keep and capable of keeping such doors and gates securely closed, said latching device to be attached to the gate or door not less than 36 inches above the grade or the floor. The doors of a building forming any part of the required enclosure need not be so equipped.

**(d)**

Swimming pools in existence on the effective date of this section shall be fenced in accordance with the requirements hereinabove set forth, and it shall be unlawful to maintain any swimming pool in the corporate limits of the city which is not protected by an enclosure in accordance with the requirements of this section.

**(e)**

All plans submitted to the city for swimming pools and storm-water detention ponds to be constructed shall show compliance with the requirements of this section, and the final inspection and approval of the completed facility shall be withheld until all requirements of this section have been complied with by the builder, developer, owner, purchaser under contract, lessee, tenant, or licensee.

*(Code 1982, § 6-263; Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Ord. No. 06-46, § 1, 12-19-06)*

*Editor's note— Ord. No. 06-46, § 1, adopted Dec. 19, 2006, amended the title of § 12-493 to read as herein set out. Formerly, said title pertained to similar subject matter.*

**One- and two-family dwelling site plan requirements (and manufactured homes on residential lots):**

1. If not drawn on the building plans, the site plan may be submitted separately on a sheet not smaller than 8-1/2" x 11" and not greater than 24" x 36".
2. Indicate the property address and legal description (lot number, block number, subdivision name) if platted. If not platted, attach a copy of the metes and bounds description and, if available, a survey of the property.
3. Show a north arrow and, if drawn to scale, the scale of the drawing (1 inch = 10 feet, 1 inch—20 feet, etc.).
4. Illustrate the property lines with dimensions, and identify abutting streets and alleys.
5. Illustrate the location and width of all easements within the property.
6. Identify the location of utility poles, guy wires, and fire hydrants on or adjacent to the property, and state the vehicle lay-of-hose distance from the nearest fire hydrant to the most distant portion of the structure (600 feet maximum).
7. Illustrate the location of existing or proposed water meters, sewer taps, and electric meters.
8. Illustrate the outline of all structures, with labels indicating the type of structure and whether existing or proposed, and indicating all building dimensions including height in stories and feet. Show roof overhangs with a dashed line. Clearly label any existing structures or portions thereof to be removed.
9. Label the setback distances between the property line and the closest wall of the building on each side.
10. For new construction, indicate the location, width, and type of surface material of the driveway apron, and show any existing or proposed drainage structures in the street right-of-way.
11. Indicate the dimensions and surface material of driveways and sidewalks.
12. Indicate the location, type, and height of existing or proposed fences, if applicable.
13. Provide any additional information that is necessary to properly illustrate specific characteristics of the proposed construction as desired by the applicant or as required by the Building Official.

**Multi-family residential and all non-residential construction site plan requirements:**

1. The site plan must be submitted on one or more sheets not smaller than 8-1/2" x 11" and not greater than 24" x 36".
2. Indicate the property address and legal description (lot number, block number, subdivision name) if platted. If not platted, attach a copy of the metes and bounds description and, if available, a survey of the property.
3. Show a north arrow, scale of the drawing (e.g., 1 inch = 20 feet, etc.), and a vicinity map showing the location of the site in the city with respect to the surrounding neighborhood.
4. Indicate the name and acreage of the development, and list the name, address, and telephone numbers of the record owner and of the person or firm responsible for preparation of the site plan.
5. Illustrate the property lines with dimensions, and identify abutting streets and alleys.
6. Illustrate the location, type, and width of all easements within or adjacent to the property.
7. Identify the location of utility poles, guy wires, and fire hydrants on or adjacent to the property, and state the vehicle lay-of-hose distance from the nearest fire hydrant to the most distant portion of any structure on the site (300 feet maximum).
8. Illustrate the location and size of existing or proposed utility lines, water meters, sewer taps, ground-level mechanical equipment and electric transformers, and electric meters.
9. Indicate the location, type, and size of existing and proposed storm drainage structures, sewers, grates, inlets, detention ponds, etc., including grades and direction of flow.
10. For new construction, indicate existing and proposed contour lines with spot elevations for top-of-curb, parking lot slabs, and lowest finished floors. If applicable, identify any existing flood hazard areas on the site and label the 100– year water surface elevations.
11. Illustrate the outline of all structures, with labels indicating the type of structure and whether existing or proposed, and indicating all building dimensions including height in stories and feet. Show roof overhangs with a dashed line. Clearly label any existing structures or portions thereof to be removed.
12. Label the setback distances between the property lines and the closest wall of adjacent buildings on each side.
13. For new construction, indicate the location, width, type of surface material, and curb-return radii of driveway aprons, and show any existing or proposed drainage structures in the street right-of-way.

14. Indicate the dimensions and surface material of driveways and off-street parking and loading areas, and illustrate the layout, including dimensions of parking spaces, aisles, ramps, islands/peninsulas, barriers, etc. Specify the number of provided and number of required parking spaces.
15. Indicate the location and width of public and private sidewalks, and label handicapped access routes, parking spaces, ramps, and signage.
16. Indicate the location, type, and size of solid waste storage facilities, including type and height of screening for dumpsters.
17. Indicate the location, type, and height of existing or proposed fences, screening walls, retaining walls, and free-standing signs.
18. Label existing trees having a trunk circumference over 72 inches measured 4-1/2 feet above the adjacent ground, and illustrate existing and proposed landscaping including location, size, and type of trees and shrubs, and type of ground cover.
19. Provide any additional information that is necessary to properly illustrate specific characteristics of the proposed construction as desired by the applicant or as required by the Building Official.
20. Building plans must be drawn by a design professional. The design of load-bearing walls, structural members, and foundations must have a professional engineer's seal. For work on existing or new buildings in the Historical District, additional information must be provided showing types of exterior finishes, colors, and signage for consideration of a Certificate of Alteration by the Lockhart Historical Preservation Commission.

## **Building permit checklist**

*As important as it is to have your permit issued, it is just as important to make certain that all of the required inspections are made in the appropriate order, approved, and finalized within the time frame indicated on the permit. Therefore, the following basic information and checklist may be used for this purpose.*

As soon as your building permit has been issued and paid for, if applicable, you may begin work. The permit is valid for six months, except for demolition permits, which are valid for sixty days. If the work has not been completed within the six-month period, you may renew by completing the appropriate permit application and paying the renewal fee. You are allowed a maximum of two six-month renewals.

The General Contractor may call the Inspection Hot Line, #400, to schedule required inspections, as well as the owner or agent. It is important that you schedule your inspections 24 to 48 hours in advance to make sure that the time for which you want the inspection is available.

When the Inspector arrives, have your copy of the approved permit and plans (if required for the permit), on site. Keep in mind that if your project is not ready for inspection, or the permit documents are not on the job site when the Inspector arrives, you will be subject to paying a re-inspection fee for an additional inspection. If workmanship is satisfactory, and the work corresponds with the approved plans, you will receive approval to continue construction, in writing, on the inspection tag. If workmanship is not satisfactory, reasons for the failed inspection will be on the inspection report, a copy of which is available in the Building Department by the end of the business day. Upon failing inspection, the responsible contractor or subcontractor, must be on site for schedule re-inspections. No work may be covered until it has been approved.

## Building Permit Checklist

- **Verify the zoning district and use of subject property** with the City Planner or Planning Technician before submitting plans or application for review.
- **Submit building plans.**
- **Call for required inspections.** Upon approval and issuance of permit, the Building Inspection Department is required to make the following inspections and shall either approve that portion of the construction as completed or notify you if the construction fails to comply with the adopted codes:
  - **Site inspection** after grass/loose soil has been removed and batter boards and string lines have been erected. The general contractor is responsible for calling in this inspection.
  - **Flood Hazard** (a) The City may attach conditions to the approval of plats for areas subject to development problems in flood hazard areas in accordance with Chapter 22 “Floods”.  
(b) Lots shall be graded and structures designed such that the ground level floor of buildings shall be a minimum of 12 inches above the highest point of the adjacent street top of curb, or above the crown of the street where there is no curb. Where the building is on a corner lot, this provision will apply to the highest top of the curb or crown of the intersecting streets. Under special circumstances where such floor level is demonstrated by the subdivider’s or developer’s engineer to be impractical, one or more lots may be provided with drainage swale adjustment to prevent flooding of structures upon approval of a variance by the Construction Board of Appeals.
  - **Plumbing rough inspection and/or electrical underground** after all in-slab or under-floor building service equipment, conduit, piping accessories, and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor. The plumbing and/or electrical contractors must call for these inspections.
  - **Water - Sewer line inspections** prior to placement of rebar steel. The plumbing or general contractor must call for these inspections.
  - **Pre-pour inspection before pouring ANY concrete.** The general contractor must call for this inspection and must submit prior to scheduling the pre-pour inspection an approved inspection from the foundation engineer. No pre-pour inspection will be scheduled without prior receipt of the engineer’s steel inspection report with the P.E.’s stamp and signature on the report.
    - ⇒ On foundations for pre-engineered metal buildings, all foundation bolts must be in place at the time of the pre-pour steel inspection, otherwise, the inspection will fail. A stop work order will be issued for all work on the foundation until the metal building bolts have been installed according to the approved plans.

***NOTE: The use of welded wire fabric for reinforcement in concrete slab foundations, driveways, and sidewalks that are part of driveway entrances, is prohibited.*** (Ord. No. 04-09, § 1, 05-18-04; Int'l Building Code, § 1907.5.3)

- **Framing inspection upon completion of all rough framing, electrical, plumbing, and HVAC work.** The city will not perform individual trade inspections on the same project. It shall be the responsibility of the general contractor to call for the framing inspection and to ensure that all sub-contractors are ready for the framing inspection.
- **Insulation inspection** is a third party inspection.

***NOTE: The relief lines for water heaters must be copper or iron. CPVC is not permitted.***

***NOTE: Electrical water heaters, dishwashers, and/or garbage disposals must have cord and plug attachments per local electrical ordinance.***

- **Final inspection** upon completion of all construction activity on the job site, including driveways, sidewalks, and final grading of the lot for drainage. The general contractor must ensure all sub-contractors are ready for the final inspection and then call in for the inspection.

***NOTE: The general contractor must have submitted a completed Field Inspection Checklist provided by a Certified Code Compliance Inspector indicating framing, insulation, and final inspection compliance with the 2009 International Energy Conservation Code (IECC).***

***NOTE: Before the city can do a final inspection on a commercial project, we must have the following documents in our possession:***

- Letter from the Engineer with P. E. seal stating that the drainage work has been completed according to the approved plans.
- Letter from the Foundation Engineer with P. E. seal stating that the foundation was inspected prior to the placement of concrete and was constructed according to the approved plans.

Upon passing the final inspection, the city will issue a Certificate of Occupance for new construction. After the building has received an approved final inspection by the Building Inspector, the utility companies will be notified that approval has been granted for the connection of utilities. However, you must contact the utility company to arrange for service in advance of occupying the building. Please contact the utility company/department for information on service connection scheduling.

**General contractor requirements**

In order to perform work for which a building permit is required, you must first obtain a license issued by the city’s building official or designated representative. The three classes of building contractors are as follows:

- *Class A.* Those contractors qualified to construct, alter, repair, add to, subtract from, improve, convert, or enlarge any building, structure, or utility.
- *Class B.* Those contractors qualified to construct dwellings containing no more than two residential units, and to alter, repair, add to, subtract from, improve, convert or enlarge dwellings, and to repair commercial or industrial buildings.
- *Class C.* Those contractors qualified to alter, repair, add to, subtract from, or improve single-family residences; these contractors may perform repairs to existing residential, commercial, or industrial buildings where no change or impairment of physical structure of such building or structure is involved.

**Note: No license or bond shall be required of a person who performs work on an existing structure *owned and occupied* by that person as a residence. All sub-contractors retained by an owner shall still be required to obtain a license and secure all required permits as applicable.**

In order to obtain a General (Building) Contractor’s license, please submit the following:

- A completed application.
- Three (3) separate letters of references.
- Verification of a bona fide office telephone number and location of telephone, either with a current telephone bill or a letter from the telephone company.
- Articles of Incorporation, if business is a corporation.
- Partnership Agreement, if business is a partnership.
- Cash or surety bond in an appropriate amount (see below), payable to the city for the use and benefit of the city, the property owner, or any person damaged by any act or neglect of the principal or his agents or employees. The bond must accompany all license applications, both new and renewals, and shall run concurrently with the license.

<u>If Value of Permit is:</u>	<u>Bond Amount Shall Be:</u>
-------------------------------	------------------------------

- |                              |             |
|------------------------------|-------------|
| • \$50,001 or more .....     | \$10,000.00 |
| • \$15,001 to \$50,000 ..... | \$ 5,000.00 |
| • Less than \$15,000 .....   | \$ 1,000.00 |

- Applicable new license fee (see below):

<u>Class</u>	<u>New Fee</u>	<u>Renewal Fee</u>
A	\$150.00	\$100.00
B	\$100.00	\$ 50.00
C	\$ 50.00	\$ 25.00

Please refer to the License/Bond Requirement sheet on the next page for requirements regarding electricians, plumbers, and HVAC contractors.

All license renewal fees are due by December 31st of each year. Please note that the city does not send out renewal notices. Therefore, it is the responsibility of the contractor to ensure licenses are renewed in a timely manner. Any license that has not been renewed by January 31st will be treated as a new applicant and will have to meet the new license requirements.

**CONTRACTOR LICENSE & BOND REQUIREMENTS**

LICENSE TYPE	CLASS	FEE REQUIRED		NEW	RENEWAL
		NEW	RENEWAL		
CITY OF LOCKHART GENERAL (BUILDING) CONTRACTOR	A B C	\$150 \$100 \$ 50	\$100 \$ 50 \$ 25	<ul style="list-style-type: none"> <li>Completed &amp; notarized application</li> <li>Three (3) letters of reference</li> <li>List two projects most recently completed similar to the license class for which application is being made, including date, location, property owner, telephone number, and building permit number.</li> <li>Telephone verification (copy of phone bill accepted)</li> <li>Partnership Agreement or Articles of Incorporation</li> <li>Bond (see next page)</li> <li>Applicable new license fee</li> </ul>	<ul style="list-style-type: none"> <li>Completed application (notarization not required)</li> <li>Current bond</li> <li>Applicable license renewal fee</li> </ul>
STATE ELECTRICAL CONTRACTOR AND/OR ELECTRICAL SIGN CONTRACTOR	N/A		N/A	<ul style="list-style-type: none"> <li>Current state license</li> <li>Current master or master sign electrician's license assigned to contracting company</li> <li>City of Lockhart contractor information sheet</li> <li>Master and/or master sign electrician's driver's license or valid I.D. card</li> <li>Certificate of Insurance Listing the City of Lockhart as Certificate Holder</li> </ul>	<ul style="list-style-type: none"> <li>Current state license</li> <li>Current contractor information sheet</li> <li>Current certificate of insurance</li> </ul>
STATE ELECTRICAL JOURNEYMAN—MAINTENANCE—APPRENTICE ELECTRICIANS	N/A		N/A	<ul style="list-style-type: none"> <li>Current state license</li> <li>Driver's license or valid I.D. card</li> <li>City of Lockhart contractor information sheet</li> </ul>	<ul style="list-style-type: none"> <li>Current state license</li> <li>Current City of Lockhart contractor information sheet</li> </ul>
STATE MECHANICAL CONTRACTOR	N/A		N/A	<ul style="list-style-type: none"> <li>Current state license</li> <li>Driver's license or valid I.D. card</li> <li>City of Lockhart Contractor Information Sheet</li> </ul>	<ul style="list-style-type: none"> <li>Current state license</li> <li>Current contractor information sheet</li> <li>Current certificate of insurance</li> </ul>
STATE PLUMBING CONTRACTOR	N/A		N/A	<ul style="list-style-type: none"> <li>Current state license</li> <li>Driver's license or valid I.D. card</li> <li>City of Lockhart contractor information sheet</li> </ul>	<ul style="list-style-type: none"> <li>Current state license</li> <li>Current contractor information sheet</li> <li>Current certificate of insurance</li> </ul>
CITY OF LOCKHART MASTER ELECTRICIAN	RESIDENT NON RESIDENT	NEW \$125 \$125	RENEWAL \$ 50 \$125	<ul style="list-style-type: none"> <li>SBCCI letter showing grade within past five years</li> <li>City of Lockhart contractor information sheet</li> <li>Driver's license or valid I.D. card</li> <li>\$5,000 Performance bond</li> <li>Applicable new license fee</li> </ul>	<ul style="list-style-type: none"> <li>Current contractor information sheet</li> <li>Current performance bond</li> <li>Applicable license renewal fee</li> </ul>
CITY OF LOCKHART JOURNEYMAN ELECTRICIAN CITY OF LOCKHART APPRENTICE ELECTRICIAN		NEW \$ 25 \$ 5	RENEWAL \$ 15 \$ 5	<ul style="list-style-type: none"> <li>SBCCI letter showing grade within past five years</li> <li>City of Lockhart contractor information sheet</li> <li>Driver's license or valid I.D. card</li> <li>Applicable new license fee</li> </ul>	<ul style="list-style-type: none"> <li>Current contractor information sheet</li> <li>Applicable license renewal fee</li> </ul>

**CITY OF LOCKHART**

**BUILDING CONTRACTOR CLASSIFICATIONS:**

- Class A:** Contractors qualified to construct, alter, repair, add to, subtract from, improve, convert, or enlarge ANY building, structure, or utility.
- Class B:** Contractors qualified to construct dwellings containing no more than two (2) residential units; alter, repair, add to, subtract from, improve, convert or enlarge dwellings; repair commercial or industrial buildings.
- Class C:** Contractors qualified to alter, repair, add to, subtract from, or improve single-family residences; may perform repairs to existing residential, commercial, or industrial buildings where no change or impairment of physical structure is involved.

**BUILDING CONTRACTOR—BOND REQUIREMENTS:**

<b><u>If Value (Estimated Cost) of Permit is:</u></b>	<b><u>Required Bond is:</u></b>
\$50,000.00 or more.....	\$10,000.00
\$15,001.00 to \$50,000.00 .....	\$ 5,000.00
Less than \$15,000.00.....	\$ 1,000.00

**Licensed Movers will carry general liability insurance in the amount of \$250,000.00.**

CITY OF LOCKHART APPLICATION FOR CLASS \_\_\_\_\_ BUILDING CONTRACTOR LICENSE # \_\_\_\_\_

APPLICATION IS FOR: [ ] NEW [ ] RENEWAL § [ ] INDIVIDUAL [ ] PARTNERSHIP [ ] CORPORATION

*This is to certify that I, \_\_\_\_\_, do hereby apply to the City of Lockhart for a Building Contractor's License and agree to comply with the provisions of Ordinance No. 93-06, Sec. 6-21, passed on July 6, 1993, and any amendments thereto, the same otherwise known as the Building Contractor's License section. I acknowledge that noncompliance of this ordinance may cause revocation of my Building Contractor's License. I further understand that it is my responsibility to obtain all proper building permits required for jobs performed by me or any representatives of my company, and that it is my responsibility to inform the homeowner of the City's requirements to secure permits and to call for inspections.*

Full Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Business Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Bona Fide Office Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

If Corporation or Partnership, state the full name and address of each corporate officer or partner, and attach a copy of the articles of incorporation or partnership papers.

Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

How long have you been at this address? \_\_\_\_\_

If less than five (5) years, previous address \_\_\_\_\_

Have you or any members of this partnership or corporation ever received a Building Contractor's Licenses? \_\_\_\_\_

If so, please give date of issuance \_\_\_\_\_ Date of expiration \_\_\_\_\_

List previous business names, if any, used within the last ten (10) years. Be specific and attach separate sheet if necessary.

How many years of experience do you have in this business? \_\_\_\_\_

How long have you been in business under this name? \_\_\_\_\_

List the most recent two projects you have completed that are similar to the license class for which you are applying:

Date	Address/Location	Property Owner/Contact	Permit #	Phone #

Date	Address/Location	Property Owner	Permit #	Phone #

DATE

APPLICANT SIGNATURE

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

Subscribed and sworn to before me, a Notary Public in and for the State of Texas, Caldwell County, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public

DATE: \_\_\_\_\_ Building Official \_\_\_\_\_

CITY OF LOCKHART

BUILDING PERMIT APPLICATION

PERMIT NO. B-

APPLICANT NAME:		TELEPHONE #: ( )
PROPERTY ADDRESS:		PROPERTY OWNER:
CONTRACTOR COMPANY NAME:		CONTRACTOR LICENSE #:
ZONING DISTRICT:	FLOOD PLAIN? [ ] YES [ ] NO	HISTORIC DISTRICT/LANDMARK? [ ] YES [ ] NO
JOB DESCRIPTION:		

SITE PLAN REQUIRED FOR NEW CONSTRUCTION, ADDITIONS, STORAGE BUILDINGS, FENCES, ETC. ....

DESCRIPTION		UNIT COST	TOTAL
ESTIMATED COST: \$ (Fee Schedule on Back)		N/A	\$
IMPACT FEE (See Attached Worksheet)		N/A	
FENCE		\$ 15.00	
REINSPECTION FEES	First Reinspection	\$ 25.00	
	Subsequent Inspection(s)	\$ 35.00	
RENEWAL FEE Maximum of Two (2) Renewals Allowed		\$ 10.00	
ELECTRICAL TAP FEES	RESIDENTIAL Overhead (Includes Meter Loop Fee)	\$ 200.00	
	Underground	\$	
	COMMERCIAL Overhead	\$	
	Underground	\$	
SEWER TAP FEES	Four (4") Inch	\$ 425.00	
	Six (6") Inch	\$ 525.00	
	Eight (8") Inch or Larger (Inspection Fee Only)	\$ 25.00	
WATER TAP FEES	Three-Quarter (3/4") Inch	\$ 425.00	
	One (1") Inch	\$ 500.00	
	Two (2") Inch	\$1,075.00	
	Over Two (2") Inch	\$	
	Bore Fee (If Applicable)	\$ 100.00	
PRE-TAP FEES	Water	\$	
	Sewer	\$	
	Additional Meter or Y Branch (If Applicable)	\$	

CASHIER SIGNATURE	DATE	TOTAL DUE	\$
PAYMENT TYPE	CASH	CHECK NO.	OTHER

HOMEOWNER AFFIDAVIT

I solemnly swear that the above statements/information given concerning the above-described property and/or structure(s) is true, that I am the owner of record or authorized agent procuring the permit herein requested, AND that I have declared the aforementioned property as my homestead. In addition, I swear that through education, work experience, or both, that I am qualified to do the above-described work in a manner consistent with the applicable model code and city ordinance, I will not obtain this permit in my name with the intention of hiring or allowing any other person(s), licensed or unlicensed, to perform the work, and do fully understand that any deviation from or violation of same will result in a stop work order being issued for all construction work on the subject property, at which time new permits will be required by licensed/bonded contractors.

Initials

THE CITY OF LOCKHART DOES NOT INSPECT FOR GRADE CONTROL ON PRIVATE PROPERTY!

APPLICANT SIGNATURE:	DATE:
BUILDING OFFICIAL OR DULY AUTHORIZED AGENT SIGNATURE:	DATE:

ADDITIONAL TERMS/CONDITIONS:

NOTE: PERMIT VALID FOR SIX (6) MONTHS.

# CITY OF LOCKHART

## ELECTRICAL PERMIT APPLICATION

**PERMIT NO. E-**

<b>APPLICANT:</b>		<b>TELEPHONE #:</b> (        )		
<b>PROPERTY ADDRESS:</b>		<b>PROPERTY OWNER:</b>		
<b>CONTRACTOR:</b>		<b>LICENSE #</b> _____	<b>BOND CURRENT?</b>   <input type="checkbox"/> YES   <input type="checkbox"/> NO	<b>HISTORIC DISTRICT/LANDMARK?</b>   <input type="checkbox"/> YES   <input type="checkbox"/> NO
<b>JOB DESCRIPTION:</b>				

ELECTRICAL PERMIT FEES		UNIT COST	QUANTITY	TOTAL	
RESIDENTIAL	Repair/Remodel	\$15.00		\$	
	New Construction	\$25.00			
COMMERCIAL	Repair/Remodel	\$25.00			
	New Construction	\$50.00			
METER LOOP FEES	Temporary Only	\$25.00			
	Permanent Only	\$25.00			
	Temporary to Permanent	\$50.00			
REINSPECTIONS	First Reinspection	\$25.00			
	Each Subsequent Reinspection	\$35.00			
RENEWALS	Maximum of Two (2) Renewals Allowed	\$10.00			
OTHER					

<b>CASHIER SIGNATURE</b> _____	<b>DATE</b> _____	<b>TOTAL DUE</b> _____	<b>\$</b> _____
<b>PAYMENT TYPE:</b> <input type="checkbox"/> CASH <input type="checkbox"/> CHECK NO. _____ <input type="checkbox"/> OTHER _____			

Before me, the undersigned authority, on this day appeared and solemnly swore that the above statement and/or information concerning the above-described structure(s) is(are) true, and that (s)he is(are) the owner(s) of said structure(s), or has been authorized by the owner(s) to act as an agent in procuring the permit herein requested. As the homeowner/applicant, I hereby acknowledge that I have declared the aforementioned property as my homestead, and swear that through education, work experience, or both, that I am qualified to do the above-described work in a manner consistent with the applicable model code and city ordinance, that I will not obtain this permit in my name with the intention of hiring or allowing any other person(s), licensed or unlicensed, to perform the work, and do fully understand that any deviation from or violation of same will result in a stop work order being issued for all construction work on the subject property, at which time new permits will be required by licensed/bonded contractors. \_\_\_\_\_ Initials

<b>Applicant Signature:</b> _____	<b>Date:</b> _____
<b>Building Official Signature or Duly Authorized Agent:</b> _____	<b>Date:</b> _____

**Additional Terms/Conditions:**  
 \_\_\_\_\_  
 \_\_\_\_\_

**NOTE: PERMIT VALID FOR SIX (6) MONTHS.**

# CITY OF LOCKHART

## PLUMBING PERMIT APPLICATION

PERMIT NO. P-

APPLICANT:	TELEPHONE #: (      )		
PROPERTY ADDRESS:	PROPERTY OWNER:		
CONTRACTOR:	LICENSE # _____	BOND CURRENT? [ ] YES [ ] NO	HISTORIC DISTRICT/LANDMARK? [ ] YES [ ] NO

JOB DESCRIPTION:	
------------------	--

PLUMBING PERMIT FEES:		UNIT COST	QUANTITY	TOTAL	
RESIDENTIAL	Repair/Remodel	\$15.00		\$	
	New Construction	\$25.00			
COMMERCIAL	Repair/Remodel	\$25.00			
	New Construction	\$50.00			
<b>GAS INSPECTION FEE: (Master Plumber Only)</b>		\$15.00			
REINSPECTIONS	First Reinspection	\$25.00			
	Each Subsequent Reinspection	\$35.00			
RENEWALS	Maximum of Two (2) Renewals Allowed	\$10.00			
OTHER					

CASHIER SIGNATURE	DATE	TOTAL DUE	\$
-------------------	------	-----------	----

PAYMENT TYPE	CASH	CHECK NO.	OTHER
--------------	------	-----------	-------

Before me, the undersigned authority, on this day appeared and solemnly swore that the above statement and/or information concerning the above-described structure(s) is(are) true, and that (s)he is(are) the owner(s) of said structure(s), or has been authorized by the owner(s) to act as an agent in procuring the permit herein requested. As the homeowner/applicant, I hereby acknowledge that I have declared the aforementioned property as my homestead, and swear that through education, work experience, or both, that I am qualified to do the above-described work in a manner consistent with the applicable model code and city ordinance, that I will not obtain this permit in my name with the intention of hiring or allowing any other person(s), licensed or unlicensed, to perform the work, and that I do fully understand that any deviation from or violation of same will result in a stop work order being issued for all construction work on the subject property, at which time new permits will be required by licensed/bonded contractors. \_\_\_\_\_ Initials

Applicant Signature:	Date:
Building Official Signature or Duly Authorized Agent:	Date:

Additional Terms/Conditions:

---



---

**NOTE: PERMIT VALID FOR SIX (6) MONTHS.**

# CITY OF LOCKHART

## MECHANICAL PERMIT APPLICATION

PERMIT NO. M-

APPLICANT:		TELEPHONE #: (     )	
PROPERTY ADDRESS:		PROPERTY OWNER:	
CONTRACTOR:		LICENSE # _____	HISTORIC DISTRICT/LANDMARK? [     ] YES    [     ] NO
JOB DESCRIPTION:			

MECHANICAL PERMIT FEES:		UNIT COST	QUANTITY	TOTAL
RESIDENTIAL	Repair/Remodel	\$15.00		\$
	New Construction	\$25.00		
COMMERCIAL	Repair/Remodel	\$25.00		
	New Construction	\$50.00		
REINSPECTIONS	First Reinspection	\$25.00		
	Each Subsequent Reinspection	\$35.00		
RENEWALS	Maximum of Two (2) Renewals Allowed	\$10.00		
OTHER				

CASHIER SIGNATURE _____	DATE _____	TOTAL DUE _____	\$ _____
-------------------------	------------	-----------------	----------

PAYMENT TYPE:	CASH	CHECK NO. _____	OTHER
---------------	------	-----------------	-------

Before me, the undersigned authority, on this day appeared and solemnly swore that the above statement and/or information concerning the above-described structure(s) is(are) true, and that (s)he is(are) the owner(s) of said structure(s), or has been authorized by the owner(s) to act as an agent in procuring the permit herein requested. As the homeowner/applicant, I hereby acknowledge that I have declared the aforementioned property as my homestead, and swear that through education, work experience, or both, that I am qualified to perform the above-described work in a manner consistent with the applicable model code and city ordinance, that I will not obtain this permit in my name with the intention of hiring or allowing any other person(s), licensed or unlicensed, to perform the work, and that I do fully understand that any deviation from or violation of same will result in a stop work order being issued for all construction work on the subject property, at which time new permits will be required by licensed/bonded contractors. \_\_\_\_\_ **Initials**

Applicant Signature: _____	Date: _____
Building Official Signature or Duly Authorized Agent: _____	Date: _____

Additional Terms/Conditions:

---



---

**NOTE: PERMIT VALID FOR SIX (6) MONTHS.**

# CITY OF LOCKHART

## DEMOLITION PERMIT APPLICATION

D-

APPLICANT:		TELEPHONE NO.: (     )	
PROPERTY ADDRESS:		PROPERTY OWNER:	
CONTRACTOR:		LICENSE NO.:	
ZONING DISTRICT:	FLOOD PLAIN?       ) YES           ) NO		HISTORIC DISTRICT/LANDMARK?       ) YES           ) NO
JOB DESCRIPTION:			

### DEMOLITION REQUIREMENTS (Ch. 12. Art. II. Sec. 12-33)

1. A Permit must be obtained for the demolition or partial demolition of any building or structure that exceeds 120 square feet of floor space.
2. A Demolition Permit shall be valid for 60 days from date of issuance.
3. One thirty (30) day extension may be granted to complete said demolition without payment of additional fees.
4. A Class C Contractor's license or better with designated bonding and/or liability insurance shall be required for demolition of multiple floor level structures and for those exceeding 800 square feet of floor space.
5. It shall be the responsibility of the owner or authorized agent of the building to be demolished to ensure that all utilities are disconnected and/or protected prior to the start of demolition activities.
6. It shall be the responsibility of the owner or authorized agent to erect temporary fencing with a minimum height of six feet around the complete perimeter of the construction area prior to commencement of demolition activities. Such fencing shall be maintained so as to deter unauthorized entry to the demolition site.
7. Upon completion of the demolition, the owner or authorized agent shall be responsible for cleanup of the property, including removal of all debris, piers and steps, as well as for calling in for final inspection. Such demolition debris shall be removed to a licensed landfill, and shall not be collected or accepted for disposal by the city.
8. Upon approved final inspection, the temporary fencing shall be removed within three days.
9. Demolitions of commercial buildings require submittal of an Asbestos Survey performed by state-licensed personnel prior to applying for a demolition permit.

Before me, the undersigned authority, on this day appeared and solemnly swore that the above statement and/or information concerning the above-described structure(s) is(are) true, and that (s)he is(are) the owner(s) of said structure(s), or has been authorized by the owner(s) to act as an agent in procuring the permit herein requested. As the homeowner/applicant, I hereby acknowledge that I swear that through education, work experience, or both, that I am qualified to do the above-described work in a manner consistent with the applicable model code and city ordinance, that I will not obtain this permit in my name with the intention of hiring or allowing any other person(s), licensed or unlicensed, to perform the work, and that I do fully understand that any deviation from or violation of same will result in a stop work order being issued for all work on the subject property, at which time new permits will be required by licensed/bonded contractors. \_\_\_\_\_ Initials

Applicant:	Date:
Building Official or Authorized Agent:	Date:

Additional Terms/Conditions:

CASHIER SIGNATURE	DATE:	TOTAL DUE	\$15.00
PAYMENT TYPE:	CASH	CHECK NO:	OTHER:

**NOTE: PERMIT VALID FOR SIXTY (60) DAYS**

# CITY OF LOCKHART

## MOVING PERMIT APPLICATION

MP-

APPLICANT:	TELEPHONE NO.: (      )	
STRUCTURE ADDRESS:	STRUCTURE OWNER:	
CONTRACTOR:	LICENSE NO.: _____	INSURANCE ATTACHED?   YES   NO
HEIGHT OF STRUCTURE ON I-BEAM/WHEELS:	HISTORIC DISTRICT/LANDMARK?   YES   NO	

ROUTE TO BE TAKEN:

---



---



---

### MOVED STRUCTURE REQUIREMENTS (Ch. 12, Art. II, Sec. 12-34.)

1. A Moving Permit must be obtained prior to moving any structure over 240 square feet, or part thereof, into or out of the city limits.
2. *For structures to be moved out of city limits*, the structure mover must provide this completed application, and proof of general liability insurance in the minimum amount of \$250,000.00 in the form of a Certificate of Insurance that names the City of Lockhart as the certificate holder.
3. *For structures to be moved into the city limits*, the structure mover must provide this completed application and proof of general liability insurance in the minimum amount of \$250,000.00 in the form of a Certificate of Insurance that names the City of Lockhart as the certificate holder **IN CONJUNCTION WITH a completed Building Permit application by a licensed and bonded City of Lockhart Building Contractor. The Building Contractor will ensure all permits are obtained by licensed contractors to install services, ensure all inspections are requested and approved, and ensure all off-street parking requirements are met.** A site plan must accompany the above-listed items indicating the lot dimensions, location and size of all proposed and existing structures, distances between existing structures, and proposed off-street parking.

4. Please have respective departments/companies approve by signing below then return for final approval:

DEPARTMENT - COMPANY	LOCATION	TELEPHONE	SIGNATURE	TITLE	DATE
TX*DOT:	1315 North Blanco Lockhart, Texas 78644	512-398-2412			
LOCKHART POLICE DEPT:	214 Bufkin Lane Lockhart, Texas 78644	512-398-4401			
LOCKHART ELECTRIC DEPT:	214 Bufkin Lane Lockhart, Texas 78644	512-398-6117			
BLUEBONNET ELECTRIC COOP:	1916 West San Antonio Lockhart, Texas 78644	800-842-7708			
AT&T TELEPHONE COMPANY		Brad Bartsch 512-870-3723			
TIME WARNER CABLE:	117 Bufkin Lane Lockhart, Texas 78644	512-398-6092			

Before me, the undersigned authority, on this day appeared and solemnly swore that the above statements and/or information concerning the above-described structure(s) is(are) true, and that (s)he is(are) the owner(s) of said structure(s), or has been authorized by the owner(s) to act as agent in procuring the permit herein requested.

Applicant:	Date:
Building Official or Authorized Agent:	Date:

Additional Terms/Conditions:

---



---

CASHIER SIGNATURE:	DATE:	TOTAL DUE:	\$100.00
PAYMENT TYPE:	CASH	CHECK NO:	OTHER:

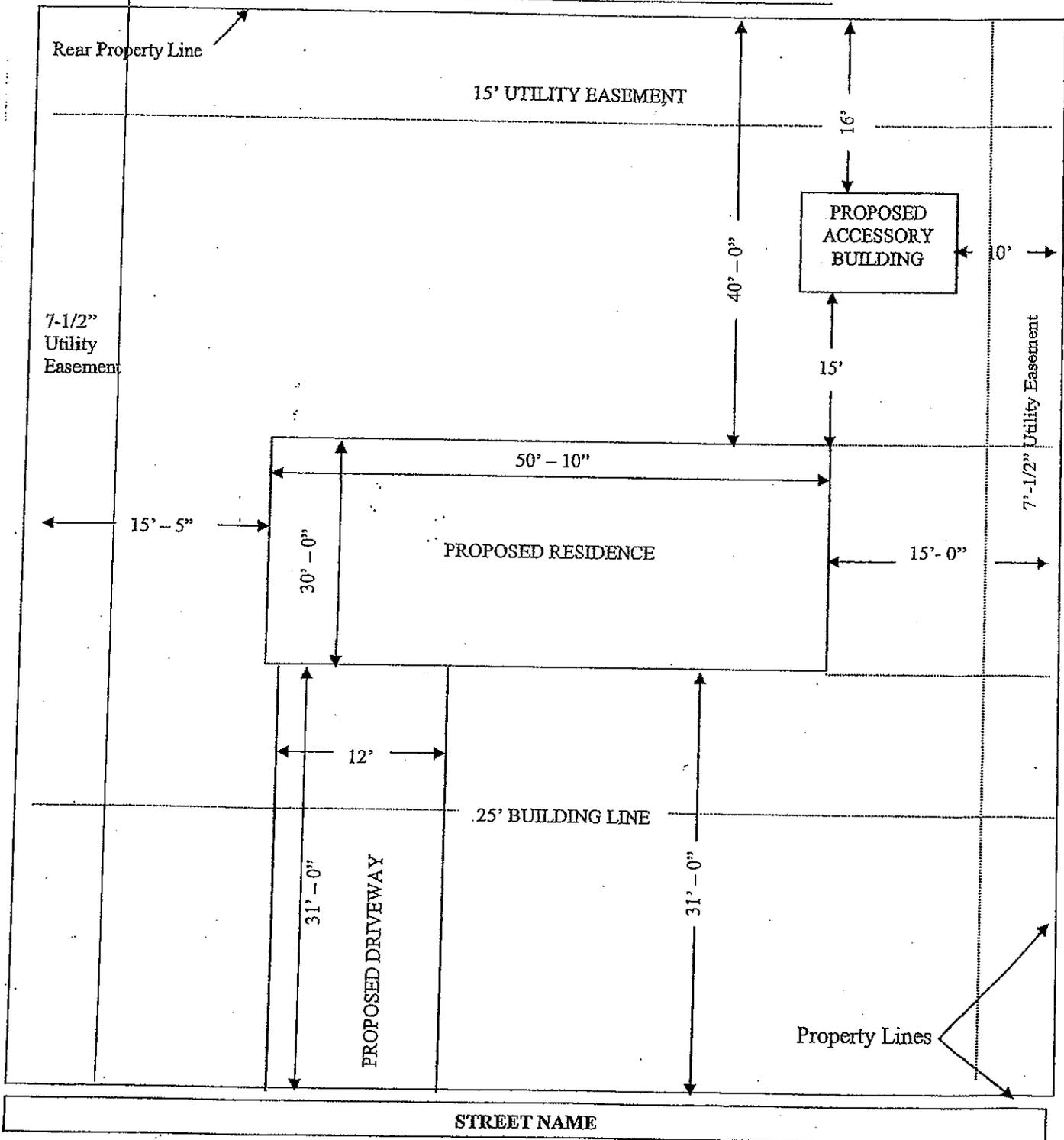
**THIS PERMIT DOES NOT ALLOW ANY STRUCTURE TO BE MOVED ON TXDOT RIGHT OF WAY WITHOUT THEIR APPROVAL.**

# CITY OF LOCKHART SAMPLE SITE PLAN

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

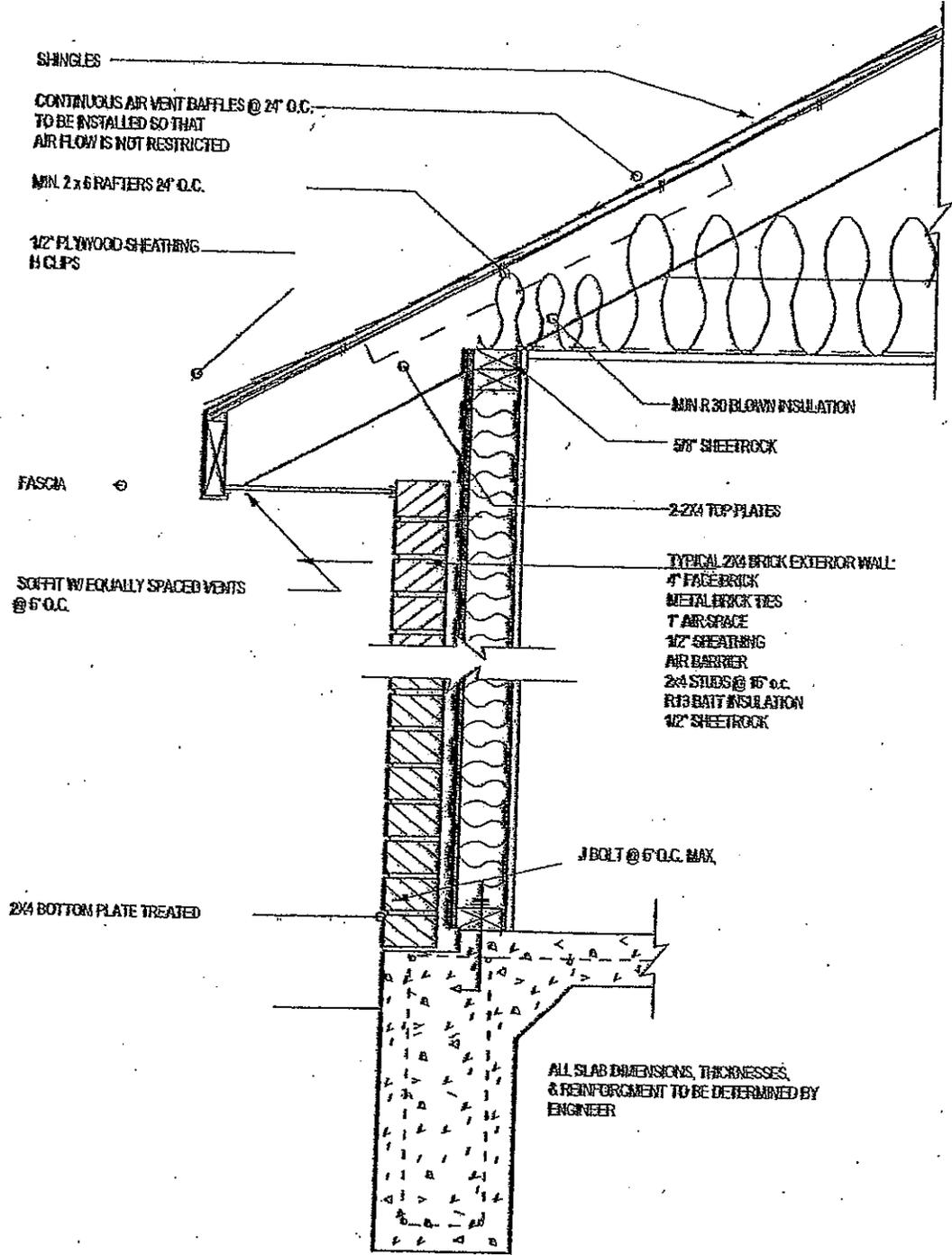
PHONE: \_\_\_\_\_



SCALE: 1" = \_\_\_\_\_



**SAMPLE FRAMING DETAIL:**



Building Permit Fees are as follows:

Building Permit Fee based on estimated cost:

<u>Total Evaluation</u>	<u>Fee</u>
\$ 1,000.00 or less .....	No Fee, unless inspection required, in which case a \$15.00 fee for each inspection will be charged.
\$ 1,001.00 to \$50,000.00 .....	\$ 15.00 for the first \$1,000.00 plus \$ 5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$ 50,001.00 to \$100,000.00 .....	\$ 260.00 for the first \$50,000.00 plus \$ 4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00 .....	\$ 460.00 for the first \$100,000.00 plus \$ 3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,001.00 and up.....	\$1,660.00 for the first \$500,000.00 plus \$ 2.00 for each additional thousand or fraction thereof.

Plan Checking Fees: When the valuation of the proposed construction exceeds \$1,000.00 and a plan is required to be submitted, a plan checking fee shall be paid to the Building Official at the time of payment of the building permit. Said plan checking fee shall be equal to one-half of the building permit fee, and is in addition to the building permit fee.

Re-Inspection Fees: \$45.00 for each re-inspection and \$65.00 for each non-residential re-inspection. Re-inspection includes Building, Plumbing & Gas, Mechanical and Electrical Inspections or any other required inspections.

Permit Renewal Fee: \$10.00 for each successive full six (6) month renewal period, up to a maximum of two (2) renewals.

Moving Fee: For the moving of any building or structure, the fee shall be \$100.00.

Penalties: Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

Street/Security Light Installation Cost:

- (a) 100 Watt (cost of setting pole additional) .....\$102.00
- (b) 200 Watt (cost of setting pole additional) .....\$199.00

(c) Customers may pay the installation costs in up to three (3) installments to be added to the monthly utility bill. The customer must request and sign an installment letter to be provided by the utilities department.

*Please refer to the Building permit application sample on page 22 for other miscellaneous fees.*

RESOLUTION 98-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, SETTING NEW FEES FOR WATER AND SEWER TAPS AND ESTABLISHING FEES FOR PRE-TAPPED SERVICES AS PROPOSED BY STAFF.

WHEREAS, the City Council recognizes that the current water and sewer tap fees need to be adjusted to reflect current costs,

WHEREAS, the City Council desires to establish water and sewer fees associated with pre-tapped services,

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:

The following water and sewer tap fees are hereby adopted:

<u>Pre-Tapped Services</u>	<u>Tap Fee</u>	<u>Meter Cost</u>	<u>Meter Box</u>	<u>Inspection Fee</u>	<u>Bore Fee</u>	<u>Total</u>
Water Services:						
3/4"	N/A	\$ 45	\$ 30	\$ 25	N/A	\$ 100
1"	N/A	\$110	\$ 30	\$ 25	N/A	\$ 165
2"	N/A	\$400	\$ 30	\$ 25	N/A	\$ 455
Larger than 2", see below						

The developer, builder, contractor and/or owner shall provide all meters and required meter enclosures, including compound fire flow protection meters, for services larger than 2" in accordance with adopted City of Lockhart construction standards.

Sewer Services	N/A	N/A	N/A	\$ 25	N/A	\$ 25
----------------	-----	-----	-----	-------	-----	-------

New Tap Services

Water Services:						
3/4"	\$ 425	N/A	N/A	N/A	\$100	\$ 525
1"	\$ 500	N/A	N/A	N/A	\$100	\$ 600
2"	\$1,075	N/A	N/A	N/A	\$100	\$1,175
Larger than 2", see below						
				\$ 25		\$ 25

The developer, builders, contractor and/or the owner shall be responsible for all water taps larger than 2", including any bores, meters, compound fire flow protection meters, meter enclosures, easements and for all bores within TXDOT right of ways.

Page 2  
 Resolution 98-19  
 New Tap Services (cont'd.)

<u>New Tap Services</u>	<u>Tap Fee</u>	<u>Meter Cost</u>	<u>Meter Box</u>	<u>Inspection Fee</u>	<u>Bore Fee</u>	<u>Total</u>
Sewer Services:						
4"	\$425	N/A	N/A	N/A	N/A	\$ 425
6"	\$525	N/A	N/A	N/A	N/A	\$ 525
8" or larger, see below						

The developer, builder, contractor and/or the owner shall be responsible for all 8" or larger sewer taps, including any required manholes, easements and for all bores including required permits.

PASSED, APPROVED, AND ADOPTED this 21st day of April, 1998.

CITY OF LOCKHART

John M. Allred  
 Mayor

ATTEST:

Gwendlyn L. Barrett  
 City Secretary

Resolution 98-19

## CITY OF LOCKHART DEVELOPMENT CHECKLIST

CHANGE USE OF BUILDING	BUILDING REMODEL-ADDITION	NEW CONSTRUCTION	LOCATED DOWNTOWN	NOT LOCATED DOWNTOWN	KEY ISSUES	EXAMPLES OF RELATED INFORMATION	CITY DEPARTMENT
		X	X	X	SUBDIVISION PLATTING	Lot split, replat, new subdivision, right-of-way dedication, easements, sidewalks, parkand dedication, etc.	Planning
X	X	X	X	X	ZONING	Uses allowed, lot size, building height and setbacks, etc.	Planning
X	X	X	X	X	SPECIFIC USE PERMIT	Public/institutional use, church, manufactured home, child care center, sexually-oriented business, bar/dancehall, mixed use building, etc.	Planning
X	X		X	X	CONFORMITY	Compliance with current standards if previous use was nonconforming and discontinued for more than 30 days.	Planning
X	X	X		X	OFF-STREET PARKING	Number and layout of spaces, maneuvering areas.	Planning
						Paving specifications, drainage detention (required).	Public Works
		X		X	DRIVEWAYS	Access to City street, construction specifications. Access to State-maintained road or highway requires a permit from the Texas Department of Transportation.	Public Works
	X	X		X	DRAINAGE	Ditches, sewers, storm-water detention.	Public Works
	X	X		X	FLOODPLAIN	Boundaries, building elevation, permits.	Building Inspection
	X	X	X	X	HISTORIC DISTRICT OR LANDMARK	Boundaries, certificate of alteration/demolition.	Building Inspection
	X	X	X	X	TREE PRESERVATION	Application for removal of protected tree (certain shade trees having trunk 72" or more in circumference).	Building Inspection
		X		X	FENCES	Type, height, and location standards apply. Permits required.	Building Inspection
X	X	X	X	X	SIGNS	Type, size, height, and location standards apply. Permits required.	Building Inspection
	X	X	X	X	BUILDING CODES	Plans, permits, inspections, certificate of occupancy.	Building Inspection
	X	X	X	X	ELECTRICAL, PLUMBING, MECHANICAL CODES	Permits and inspections required.	Building Inspection
X	X	X	X	X	FIRE CODES	Sprinklers, extinguishers, exits, combustible materials, Fire zones.	Fire Dep't
X		X	X	X	UTILITIES	Fees, connection, rates.	Customer Service
						Water/wastewater line availability and extensions.	W-WW Dep't

**ECONOMIC DEVELOPMENT**  
City Hall, 308 W. San Antonio St.  
398-3461, ext. 233

**PUBLIC WORKS**  
705 Wichita St.  
398-6452

**WATER-WASTEWATER**  
705 Wichita St.  
398-3615

**FIRE DEPARTMENT**  
201 W. Market St.  
398-2739

**PLANNING DEPARTMENT**  
City Hall, 308 W. San Antonio St.  
398-3461, ext. 236

**BUILDING INSPECTION Dept.**  
City Hall, 308 W. San Antonio St.  
398-3461, ext. 237

**CUSTOMER SERVICE**  
City Hall, 308 W. San Antonio St.  
398-3461, ext. 222

## ARTICLE III. STORMWATER DRAINAGE AND FLOOD CONTROL

### Sec. 22-126. Purpose and intent.

The policies and standards contained herein are to ensure adequate storm water drainage and flood control within the City of Lockhart and its extraterritorial jurisdiction. Any development or improvement of property which affects storm water runoff or flood control is subject to the provisions of this article. These minimum requirements are intended to protect public health and safety, to prevent property damage, and to minimize the cost of maintaining drainage facilities.

(Ord. No. 87-08, § 1, 4-28-87; Code 1982, § 8-60)

### Sec. 22-127. Storm drainage facilities defined.

Storm drainage facilities are hereby defined as being all parts of a drainage system, consisting of streets, alleys, storm sewers, channels, culverts, bridges, swales, detention or retention facilities, and any other feature which storm water flows over or through. The city has the right to regulate, review, and approve construction plans as well as to inspect and/or enter upon any such drainage facilities by use of dedicated rights-of-way, easements, or floodway easements.

(Ord. No. 87-08, § 2, 4-28-87; Code 1982, § 8-61)

**Cross references:** Definitions generally, § 1-2.

### Sec. 22-128. Hydraulic Manual specifications adopted.

Definitions, formula, criteria, and data as set out in the Hydraulic Manual, Second Edition of the Texas Highway Department Bridge Division, dated December 1985, and subsequent revisions, are hereby adopted. When site development detail plans are not available, the values to be used for the "runoff coefficient," C, being as follows:

Description of Area	Runoff Coefficient, C
Public use areas (parks and open space)	0.03
Low density (residential up to 6 units per acre)	0.40
Medium density (residential up to 6 units per acre up to 12 units per acre)	0.45
High density (residential over 12 units per acre)	0.50
Manufactured homes	0.45
Industrial use areas	0.70
Commercial, retail, or office use	0.75

Note: The area of individual streets shall be considered a part of the adjacent properties.

(Ord. No. 87-08, § 3, 4-28-87; Code 1982, § 8-62; Ord. No. 97-26, § 1, 5-4-97)

### Sec. 22-129. Drainage calculation and design.

Drainage calculation and design shall be based on the city comprehensive land use plan or the official zoning map, whichever produces the greater calculated runoff.

(Ord. No. 87-08, § 4, 4-28-87; Code 1982, § 8-63)

**Sec. 22-130. Storm water runoff design specifications.**

Engineering design using a design frequency of 100 years shall provide that the development or improvements to the property will not create or allow for any increase in the storm water runoff greater than the volume which exists from such property prior to the development or improvements. Additional development, improvements or redevelopment of property from the effective date of this article shall be in compliance with this chapter except as approved by the zoning board of adjustment.

(Ord. No. 87-08, § 5, 4-28-87; Code 1982, § 8-64; Ord. No. 97-26, § 2, 5-4-97)

**Sec. 22-131. Drainage design requirements.**

Drainage design requirements shall provide for protection during a storm recurrence interval where the projected storm flow is carried in the streets and drainage system in accordance with the following:

- (1) Minor streets, in conjunction with other drainage facilities, shall be designed to contain the runoff from a storm with a design frequency of ten years such that the maximum depth of water does not exceed the top of curb elevation. The runoff from a storm with a design frequency of 100 years shall be contained within the right-of-way.
- (2) Collector streets, in conjunction with other drainage facilities, shall be designed to contain the runoff from a storm with a design frequency of 25 years such that the maximum depth of water does not exceed the top of curb elevation. The runoff from a storm with a design frequency of 100 years shall be contained within the right-of-way.
- (3) Major road/arterial streets, in conjunction with other drainage facilities, shall be designed to contain the runoff from a storm with a design frequency of 50 years such that at least one lane of traffic in each direction remains open. The runoff from a storm with a design frequency of 100 years shall be contained within the right-of-way.
- (4) Where low points (sags) occur in streets, storm drainage facilities shall be designed to divert the runoff from a storm with a design frequency of 100 years.
- (5) The developer shall be responsible for the cost of design and construction of any enlargement or reconstruction of existing drainage facilities required to serve the proposed development.
- (6) Open channels shall be designed to contain the runoff from a storm with a design frequency of 100 years and shall have a minimum of two feet of freeboard to top of bank.
- (7) The highest water level of natural watercourses shall be determined from whichever of the following is highest:
  - a. A storm with a design frequency of 100 years.
  - b. The highest flood recorded.
  - c. The corps of engineers standard project flood.

(Ord. No. 87-08, § 6, 4-28-87; Code 1982, § 8-65)

**Sec. 22-132. High water levels.**

All areas below an elevation of two feet above the high water level shall be included in the floodway easements. The high water level shall be the highest elevation of the following:

- (1) A storm with a design frequency of 100 years.
- (2) The highest flood recorded.
- (3) The corps of engineers standard project flood.

- (4) The high bank.  
(Ord. No. 87-08, § 7, 4-28-87; Code 1982, § 8-66)

**Sec. 22-133. Minimum design elevation for bridges.**

The minimum design elevation for bridges (bottom side or girders or stringers) shall be two feet above the high water level. The high water level shall be the highest elevation of the following:

- (1) A storm with a design frequency of 100 years.
  - (2) The highest flood recorded.
  - (3) The corps of engineers standard project flood.
- (Ord. No. 87-08, § 8, 4-28-87; Code 1982, § 8-67)

**DRAINAGE PLAN REVIEW**

The following are the minimum items required for drainage plan review:

1. Site plan showing existing and proposed contours; existing and proposed pervious and impervious cover areas.
2. Pre-development and post-development runoff calculations using the Rational, TX DOT, or other widely accepted methods.
3. Detention pond required volume calculations using City of Austin or other widely used methods. The proposed pond shall have a volume greater than or equal to the required volume with one foot of free board. The flow line of the detention pond shall be concrete lined.
4. Design analysis and details of outlet structure. Outlet structures shall be designed to restrict the 2, 10, 25, and 199– year storm rate of discharge to the pre-development rate of runoff. For small facilities it is recommended that a concrete outlet structure with a vertical slot be used instead of small pipes for maintenance reasons.
5. Depth/storage/discharge table.
6. Seal of a Texas Registered Professional Engineer on all drawings and calculations.

## Chapter 12 BUILDINGS AND BUILDING REGULATIONS\*

**\*Cross references:** Environment, ch. 18; fire prevention and protection, ch. 20; floods, ch. 22; health and sanitation, ch. 26; historic districts and landmarks, ch. 28; housing, ch. 30; manufactured home parks, ch. 34; signs, ch. 46; solid waste, ch. 48; streets, sidewalks and other public places, ch. 50; subdivision regulations, ch. 52; utilities, ch. 58; vegetation, ch. 60; zoning, ch. 64.

**State law references:** Municipal regulation of structures, V.T.C.A., Local Government Code ch. 214.

### ARTICLE I. GENERAL

**Secs. 12-1--12-25. Reserved.**

### ARTICLE II. BUILDING CODE\*

**Sec. 12-26. Adopted.**

(a) There is hereby adopted by reference that publication known as The International Building Code, 2009 edition, published by the International Code Council, as hereafter may be amended and revised. In the event that any provision in the multifamily standards conflict with the airport standards, the airport standards shall control for any building located within the 55 Ldn contour, as those standards now exist or may be hereafter amended.

(b) The International Residential Code for One- and Two-Family Dwellings, 2009 Edition, published by the International Code Council, as hereafter may be amended and revised, is adopted herein by reference.

(c) No person shall violate any of the provisions of the publications adopted by reference in subsections (a) and (b), and any person, firm, company, partnership, corporation, or association violating any provision of this article shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined in accordance with section 1-8 of this Code. (Code 1966, § 5-10; Code 1982, § 6-16; Ord. No. 93-06, pt. 1, 7-6-93; Ord. No. 95-10, § 1, 8-15-95; Ord. No. 96-34, § 1, 12-17-96; Ord. No. 01-28, § I, 12-4-01; Ord. No. 02-45, § I, 11-19-02; Ord. No. 06-19, § I, 05-02-06)

**Sec. 12-27. Amendments.**

The building code adopted in section 12-26 is hereby amended in the following respects:

*Section 106.1 Submittal Documents*, is amended to read as follows:

Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents for new construction or additions shall be prepared by a design professional or licensed architect and bear their professional seal. Electrical plumbing, and HVAC plans shall be drawn by a professional engineer or architect licensed to do business in the state of Texas and shall bear their professional seal.

*Section 103.1 Creation of Enforcement Agency*, is amended to read as follows:

Enforcement Authority. The official in charge of enforcement of this code shall be known as the building official.

*Section 105.2 Work exempt from permit, Building*, is hereby amended to read as follows:

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provision of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**Building:**

1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
2. Temporary motion picture, television and theater stage sets and scenery.
3. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
4. Swings and other playground equipment accessory to detached one- and two-family dwellings.
5. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of group R-3 and U occupancies.
6. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

*Section R106.1 Submittal Documents*, is amended to read as follows:

Construction documents, special inspection and structural observation programs and other data shall be submitted in one or more sets with each application for a permit. The construction documents for new residential buildings and for additions of over 300 square feet in area shall be prepared by a licensed architect or member of the American Institute of Building Design certified by the National Council of Building Designer Certification, and shall bear their professional seal unless otherwise approved by the Building Official. Foundation plans for duplex, triplex, and apartment construction shall be drawn by a professional engineer licensed to do business in the State of Texas and shall bear their professional seal.

**Sec. 12-28. Definitions.**

Wherever the word "municipality" is used in the building code, it shall be held to mean the City of Lockhart, Texas. Wherever the term "corporation counsel" is used in the building code, it shall be held to mean the attorney for the City of Lockhart, Texas.

(Code 1966, § 5-11; Code 1982, § 6-18)

**Cross references:** Definitions generally, § 1-2.

**Sec. 12-29. Fire limits.**

The fire limits of the city shall be those established by the state board of insurance as reflected in their most current and official map as on file with the city secretary.

(Code 1966, § 5-1; Code 1982, § 6-19)

**Cross references:** Fire prevention and protection, ch. 20.

**Sec. 12-30. Utilities not to be connected until permit/certificate of occupancy obtained.**

(a) Interim city utilities, electric, water and sewer, will not be connected to any new construction, or to any temporary structure, or any structure moved on to any lot or parcel within the city, until evidence is presented that a valid building permit has been obtained from the city.

(b) Permanent city utilities, electric, water and sewer, will not be connected to any new construction, or any structure moved on to any lot or parcel within the city, until evidence is presented that a valid certificate of occupancy has been obtained from the city.

(c) Certificates of occupancy are to be issued by the city building official to the site contractor, or owner, upon completion of any residential dwelling, commercial or industrial building; provided that all workmanship, materials, devices, and installations regarding electric, water, plumbing, fire or other system are in compliance with city codes and have passed inspection.

(d) No contractor, or owner, shall allow any structure to be occupied without first obtaining a final inspection and a certificate of occupancy. In the event of noncompliance, utility service will be denied or terminated.

(Code 1966, § 5-8; Ord. No. 92-02, pt. 2, 4-7-92; Code 1982, § 6-20; Ord. No. 97-04, pt. II, 3-4-97)

**Cross references:** Utilities generally, ch. 58.

**Sec. 12-31. Contractors; license required.**

(a) No person shall work as a building contractor, or perform work for which a building permit is required, without a license issued by the city's building official or designated representative, under the terms and conditions of this chapter. Such a license shall expire at the end of the calendar year for which it was issued. No such license shall be issued or renewed until the applicant pays to the city such a fee in the amount established by ordinance or resolution. The building official may, after a hearing affording due process, suspend, or revoke such a license if its holder or any of his employees violates any of the provisions of this article. There shall be three classes of building contractors as follows:

*Class A.* Those contractors qualified to construct, alter, repair, add to, subtract from, improve, convert, or enlarge any building, structure, or utility.

*Class B.* Those contractors qualified to construct dwellings containing no more than two residential units, and to alter, repair, add to, subtract from, improve, convert or enlarge dwellings, and to repair commercial or industrial buildings.

*Class C.* Those contractors qualified to alter, repair, add to, subtract from, or improve single-family residences; these contractors may perform repairs to existing residential, commercial or industrial buildings where no change or impairment of physical structure of such building or structure is involved.

Exceptions shall be:

- (1) No license or bond shall be required of a person who performs building activities on an existing structure owned and occupied by that person as a residence, or for work to be done on other existing residential property owned by such person when the property owner is acting as his own contractor. This exception shall not apply to any existing structure with more than four residential units. All subcontractors, however, retained by an owner under this exception shall still be required to obtain a license and shall secure all other permits as applicable. This exception applies to existing residential property only and not to new construction regardless of ownership. Further, no exception shall apply on any commercial/industrial construction, wherein whoever acts as general contractor shall be required to obtain a contractor's license and all permits as applicable, regardless of ownership.
- (2) Persons engaged in other construction trades for which licenses are required by other sections of this Code or the State of Texas when that person is performing work commensurate with the respective license.
- (3) Employees of a person licensed in accordance with this section when they are working under the direction of that person.
- (4) Where the work to be performed is routine maintenance such as painting, carpet laying, landscaping and such other activity which does not require a building permit.

(b) Bond and indemnification requirements shall be:

(1) No license shall be issued to any person who does not file with the city a bond as listed below, conditioned upon the faithful compliance by the licensee and his employees with the provisions of this article. Such bond shall be either a cash bond or a surety bond payable to the city for the use and benefit of the city, the property owner, or any person damaged by any act or neglect of the principal or his agents or employees; or by reasons of failure to repair any defective work, material or installation; or for failure to remedy any defects or faulty workmanship or material within the time prescribed by the building official for the completion of such remedial work, without additional cost to the person for whom the work was done; and guaranteeing compliance with the requirements of this Code of all work installed by the principal, his agents, or employees. If a person fails to renew a bond payable to the city, the license shall be canceled.

<i>Permits</i>	<i>Value of Bond</i>
\$50,001.00 or more	\$10,000.00
\$15,001.00 to \$50,000.00	5,000.00
Less than \$15,000.00	1,000.00

- (2) Claim upon such bond may be filed by any person damaged by reason of the licensee's failure to perform his obligations under the bond.
- (3) Suspension or revocation of the license shall not by itself affect the liability of either the principal or the surety on such bond.
- (4) By application and acceptance of a permit or license, the contractor agrees to save harmless and indemnify the city, its agents and officials from all claims arising

from accidents and damage of any character whatsoever caused by the negligence of such contractor, person, firm, corporation, or association engaged in the building construction and repair business; or by any other unfaithful inadequate work done either by themselves or their agents or employees.

(c) Requirements for license; application procedure; fees, nature of license:

(1) All applications, new and renewals, shall be sworn to and submitted to the building official upon a form to be provided by the city.

(2) To be submitted to the building official for approval, the completed application and all other documents must be submitted at least two weeks prior to approval and issuance of licenses.

(3) Licenses issued pursuant to this chapter shall be valid for a period of one calendar year. It is the contractor's responsibility to renew such license. The city will not send out renewal letters/notices. All licenses are up to renewal January 1 of each year.

(4) Any license issued pursuant to this chapter which has not been suspended or revoked may, upon approval and payment of the renewal fee prescribed, be renewed for an additional period of one year, upon filing of an application for such renewal.

(5) Fees shall be payable in an amount established by city council and set out by ordinance or resolution as the same may hereafter be amended. The application must be accompanied by the fee, in the form of cash or cashier's check, made payable to the City of Lockhart. Only that portion of the fee over and above \$50.00 for new licenses, or \$25.00 for renewals, shall be refunded in such event as the license application shall be denied. Any expired license which is not renewed within 30 days of expiration shall be void, and shall require the same fee as application for new licenses.

(6) A bond as stated in subsection (b) of this section for the appropriate amount must accompany all license applications, both new and renewals. Such bond shall run concurrently with the license.

(7) All applications must be filled out completely and as detailed as possible, to include the nature of the business entity to be licensed, and the name under which the business is to be operated. The location by town and street and number, or by building name, wherein the principal office of the business to be licensed is located shall be listed.

(8) Applicants must submit evidence of the existence and maintenance of a bona fide office, equipped with telephone listed with the telephone company, either in the applicant's name or the company name for the conduct of the business.

(9) New applicants must submit verification of their bona fide office telephone number and location of telephone, either with a current telephone bill or a letter from the telephone company.

(10) Renewal applicants that have changed addresses must submit verification of their bona fide office telephone number and location of telephone, either with a current telephone bill or letter from the telephone company.

(11) If business is a partnership, the partnership agreement must be submitted with the application.

(12) If business is a corporation, articles of the incorporation must be submitted with the application.

(13) All applications must be signed by a notary public.

(14) Three letters of reference must accompany applications for a new license or a statement regarding past experience in providing similar services to that sought to be

licensed hereunder and must be on company letterhead or notarized.

(15) The applicant shall submit a statement of whether or not he, or any person he has been associated with in a business enterprise or by whom he has been employed, has any outstanding judgment or claim of damages against him resulting from the operation of the enterprise or a business similar to the one sought to be licensed.

(16) A license is effective only for the particular person and/or business entity to whom and which it is issued, and vests no property or right in the licensee except to conduct the licensed business during the period the license is in effect and in accordance with the terms and provisions in this chapter.

(17) A license is nontransferable and nonassignable from one licensee to another; and expires upon the death of an individual licensee, or upon the dissolution of a licensee which operates as a firm, corporation, or association.

(18) The name, residence, address, date of birth, and driver's license number of the individual(s) who executes the application shall be provided on the form before such application is accepted and processed by the building official.

(19) The applicant shall provide such other and additional information as the city council, building official, and/or other city official or representative may from time to time require.

(d) A person/contractor licensed to do business under this chapter shall maintain his current license certificate readily available, and shall promptly display it upon request of the building official, or any official/officer of the city.

(e) The building official shall receive the application and shall make or cause to be made such investigation as he may deem necessary in order to determine whether or not the public convenience and necessity requires the granting of such permit, and to determine, based upon the information provided in the application, whether or not the applicant is experienced and financially capable of conducting the business sought to be licensed, and capable of defending claims against said business or the applicant individually.

(f) After investigation, the building official shall either issue or deny the issuance of the license. In connection therewith:

(1) The building official shall not issue or renew a license under this chapter, and shall suspend for any period of time, or cancel a license, if he finds that the applicant or licensee is indebted to the city for any fees, costs, penalties, or delinquent taxes.

(2) The building official may refuse to issue or renew a license, and may suspend for any period or cancel a license, if he finds that:

a. The applicant or licensee has intentionally violated any provision of, or any regulation authorized by, this chapter during the two years preceding the date of the application for an initial license or the period the current license was held;

b. The applicant or licensee has intentionally failed to answer any question or has made a false statement in, or in connection with, his application or renewal;

c. The manner in which the applicant proposes to, or the licensee does, conduct his business is of such a nature which, based on the general welfare, health, peace, and safety of the people, warrants a refusal, suspension, or cancellation of the license;

d. That issuance of or failure to suspend or cancel the license would be contrary to the intent and purpose of this chapter.

(g) An applicant or licensee shall be entitled to at least ten days' notice in the following instances:

- (1) After his original application for a license has been refused;
- (2) Before his application for renewal or a license may be refused;
- (3) Before his license may be suspended or canceled.

(h) Notice of refusal, cancellation, or suspension shall be in writing, signed by the building official and shall be personally served by him or his authorized representative, or it may be sent by United States certified mail addressed to the applicant or licensee at his last-known address. In the event that notice cannot be effected by either of these methods after due diligence, the building official may prescribe any reasonable method of notice calculated to inform a person of average intelligence and prudence in the conduct of his affairs.

(i) Any notice by the building official refusing, suspending, or canceling a license shall state the reason or reasons therefore.

(j) Refusal, suspension, or cancellation of a license by the building official shall become final after the expiration of ten days from the date of service of notice, unless the applicant or licensee shall file a written appeal with the city council prior to the expiration of said ten-day period.

(k) An applicant or licensee who has been refused a license, or whose license has been suspended or canceled pursuant to this chapter, may appeal the building official's order by filing with the city council a written appeal within ten days of his receipt of notice of refusal, suspension, or cancellation. Said written appeal shall request a hearing before the city council for its determination of whether or not the license should be refused, suspended, or canceled. If an order of suspension or cancellation is timely filed, said order shall be stayed until final adjudication by the city council. All appellants shall be granted a hearing before the city council within 20 days after the date of filing of such appeal. The order of the city council, after hearing all the evidence and facts, shall be final and conclusive as to all parties.

(l) It shall be unlawful to do or perform any act prohibited hereby, and it shall be unlawful to fail to do or perform any act required hereby. Upon conviction of violation thereof, punishment shall be by fine not to exceed \$2,000.00. Each day upon which a violation occurs shall be deemed to be a separate offense.

(Ord. No. 93-06, pt. 1, 7-6-93; Ord. No. 93-26, pt. 1, 11-2-93; Code 1982, § 6-21)

### **Sec. 12-32. Trench safety.**

(a) On all construction projects, public or private, within the boundaries of the city or within the extraterritorial jurisdiction, the bid document and the contract shall contain:

- (1) Detailed plans and specifications for adequate safety systems that meet occupational safety and health administration (OSHA) standards; and
- (2) A pay item for those safety systems.

(b) This requirement shall not apply to persons subject to the administrative penalty

provisions of Vernon's Ann. Civ. St. art. 6053-2.  
(Ord. No. 88-04, pt. 1, 2-2-88; Code 1982, § 6-22)

**Sec. 12-33. Demolition of structures.**

A permit must be obtained from the building official or designee for the demolition or partial demolition of any building or structure which exceeds 120 square feet of floor space. Such permit for demolition shall be valid for 60 days from date of issuance. With approval of the building official or designee, one extension of 30 days may be granted to complete said demolition without payment of additional fees. A class C contractor's license or better with designated bonding and/or liability insurance shall be required for the demolition of multiple floor level structures and for those structures that exceed 800 square feet of floor space. It shall be the responsibility of the owner or authorized agent to ensure that all utilities are disconnected and/or protected prior to the start of demolition activities. Also, it shall be the responsibility of the owner or authorized agent of the building or structure to be demolished to erect temporary fencing with a minimum height of six feet around the complete perimeter of the construction area prior to commencement of demolition activities. Such fencing shall be maintained as to deter unauthorized entry to the demolition site. Upon completion of the demolition and cleanup of the property including removal of all debris, piers and steps, the owner or authorized agent shall call for a final inspection by the building official or designee. If the cleanup passes final inspection, the temporary fencing shall be removed within three work days. In addition, it shall be the responsibility of the owner or agent to remove all demolition debris to a licensed landfill. Such demolition debris shall not be collected or accepted for disposal by the city.

(Ord. No. 98-10, § 1, 4-21-98)

**Sec. 12-34. Requirements for moved structures.**

A permit must be obtained from the building official or designee prior to moving any structure or part thereof into the city or to move a structure or any part thereof from one property to another property within the city. If the structure is more than 240 square feet, the structure mover must provide proof of general liability insurance coverage in the minimum amount of \$250,000 and must also provide in advance from the public safety director or designee written approval of the proposed route for transport of said structure within the city. If said structure is to be moved into the city limits, a permit shall not be issued without written certification from a licensed structural professional that the structure is not an "unsafe building" according to section 12-442 of this Code and that the structural integrity of the structure will not be compromised by moving it. A permit will not be issued to move a structure that can be classified as an "unsafe building." Before utilities are connected to a moved structure, sufficient written proof from a licensed professional must be provided certifying that the structure complies with all applicable adopted electrical, plumbing, mechanical and/or fire codes of the city. In the absence of such written proof of compliance, it shall be the responsibility of the owner or agent to remove such wall and/or ceiling coverings as may be required by the building official or designee to facilitate compliance inspections of said structure.

(Ord. No. 98-10, § 2, 4-21-98)

**Secs. 12-35--12-60. Reserved.**

## **ARTICLE III. ELECTRICAL CODE\***

---

**\*Cross references:** Electrical systems in manufactured home parks, § 34-139.

---

### **DIVISION 1. GENERALLY**

#### **Sec. 12-61. Intent.**

The spirit and intent of this article is to protect the city and citizens of the city, from the installation of workmanship and materials and devices that may endanger life and property, and therefore all installations shall be approved from the standpoint of good mechanical workmanship as well as good electrical workmanship.

(Code 1966, § 10-1(620); Code 1982, § 6-36)

#### **Sec. 12-62. Scope.**

The provisions of this article shall be effective and shall be applied to the entire area within the corporate limits of the city, as well as the area without the corporate limits served by the municipal electric department, and if and when any additions, subdivisions or any area is added or incorporated in the city limits of the city, the buildings therein must be inspected as soon thereafter as possible, under the conditions of this article.

(Code 1966, § 10-1(1101); Code 1982, § 6-37)

#### **Sec. 12-63. Unsafe installations.**

(a) If any part of any electrical equipment in or about any building in the city is found to have been installed and connected in violation of the provisions of this article, or in the opinion of the electrical official is dangerous to life or property, he shall have the right and power, and it shall be his duty to notify the owner or tenant of the building to cease using electrical current in such equipment, and to have the defects in said equipment repaired within a reasonable time, not exceeding ten days from date of notice. If the defects in wiring or equipment shall not have been repaired at the expiration of said notice, the electrical official shall disconnect or cause to be disconnected such defective wiring or equipment from the source of supply.

(b) Where, in the opinion of the chief of the fire department or fire marshal, a fire originated due to faulty electrical wiring, overloading of electrical equipment, or overloading lines or equipment, or any unauthorized electrical installations, it shall be the duty of the fire chief and/or fire marshal to have the premises involved fully inspected by the electrical official; and where said electrical service and/or lines have been cut in the firefighting process, no electrical service shall be reinstated and/or reconnected until the said premises conform to the provisions of this article.

(Code 1966, § 10-1(609), (610); Code 1982, § 6-38)

#### **Sec. 12-64. Civil liability.**

This article shall not be constructed to relieve from or lessen the responsibility of any person installing, operating or controlling any electric wiring or electrical apparatus for damages to anyone thereby, or for full and faithful performance of the contract, nor shall the city be

held as assuming any liability by reason of the inspection authorized herein or certificate or permit issued pursuant to the provisions of this article.  
(Code 1966, § 10-1(901); Code 1982, § 6-39)

**Secs. 12-65--12-90. Reserved.**

## **DIVISION 2. ADMINISTRATION AND ENFORCEMENT\***

---

\***Cross references:** Administration, ch. 2.

---

### **Subdivision I. In General**

#### **Sec. 12-91. Inspections.**

- (a) There shall be two electrical inspections, as follows:
    - (1) Rough-in inspection or before any work, wire, or device has been concealed.
    - (2) Final inspection after all work has been completed.
  - (b) Request for such inspections shall be made 24 hours in advance.
- (Code 1966, § 10-1(616); Code 1982, § 6-46)

**Secs. 12-92--12-110. Reserved.**

### **Subdivision II. Electrical Inspection Department**

#### **Sec. 12-111. Established.**

There is hereby established an electrical inspection department.  
(Code 1966, § 10-1(101); Code 1982, § 6-56)

#### **Sec. 12-112. Electrical official generally.**

- (a) The electrical inspection department shall be in the charge of the electrical official appointed by the city manager.
  - (b) The electrical official with the approval of the city manager may appoint such number of officers, inspectors, assistants, and other employees as shall be authorized from time to time.
  - (c) The electrical official shall not engage in the business of master electrician, either directly or indirectly, within the city.
  - (d) The electrical official shall have entire supervision over the electrical inspection of all electrical work within the city.
- (Code 1966, § 10-1(101)--(104); Code 1982, § 6-57)

#### **Sec. 12-113. Inspections and disconnection of equipment.**

- (a) The electrical official or his assistant shall, upon application on proper forms for the installation of electrical wiring, devices and equipment and upon payment of required fees, make inspections of all new electrical installations and make reinspection of any existing electrical installations at such time as he may deem necessary for the purpose of the safeguarding of life and property within the city.
- (b) Subject to constitutional limitations, the electrical official or his duly authorized as-

sistants shall have the right to enter any building during reasonable hours in the discharge of their official duties for the purpose of making inspection or test of any electrical wiring, device and equipment therein, and, where such installations are found dangerous to life or property or to the work of the fire department or otherwise not in conformity with existing or past ordinances, he is empowered to disconnect such parts of installations or to order disconnection of electrical service to any building after having given notice, in writing to the parties concerned, and such defective electrical wiring shall not be again connected until made safe as directed by the electrical official.

(Code 1966, § 10-1(105), (106); Code 1982, § 6-58)

**Sec. 12-114. Interferences.**

It shall be unlawful for any person to interfere with the electrical official or his assistants in the discharge of their duties or to prevent or in any manner attempt to prevent them from carrying out the provisions of this subdivision.

(Code 1966, § 10-1(107); Code 1982, § 6-59)

**Secs. 12-115--12-130. Reserved.**

**Subdivision III. Examining and Supervising Board of Electricians and Appeals\***

---

\***Cross references:** Boards, commissions and committees, § 2-206 et seq.

---

**Sec. 12-131. Created.**

There is hereby created the examining and supervising board of electricians and appeals.  
(Code 1966, § 10-1(108); Ord. of 12-21-76; Code 1982, § 6-71)

**Sec. 12-132. Members.**

(a) Appointments to the examining and supervisory board of electricians and appeals shall conform to section 2-210 except that the board shall consist of five persons with one being appointed by each district council member and one by the mayor. Each member shall serve three-year terms with such terms to coincide with the council position making the appointment.

(b) Each board member shall reside within the county and such board shall include one member who shall be a building contractor; one layman; two members shall be master electricians who are currently licensed by the city; and one member shall be either a building contractor or master electrician licensed by the city. There shall be two ex-officio members, one who shall be the city electrical inspector, and one shall be the fire marshal.

(Code 1966, § 10-1(108); Ord. of 12-21-76; Code 1982, § 6-72; Ord. No. 97-12, § I(B)(2), 6-18-97; Ord. No. 00-22, § 1, 9-5-00)

**Sec. 12-133. Officers and quorum.**

The members of the examining and supervising board of electricians and appeals shall select a chairman and secretary. A quorum shall consist of three members.

(Code 1966, § 10-1(108); Ord. of 12-21-76; Code 1982, § 6-73; Ord. No. 05-28, § I, 11-15-05)

**Sec. 12-134. Functions.**

The examining and supervising board of electricians and appeals shall prescribe a proce-

dures and order of business for hearing applications for certificates of registrations and for hearing appeals from the decisions of the city electrical inspector. Such board shall decide all disputed questions pertaining to the installation of all electrical wiring devices and equipment herein provided for by taking into consideration the National Electrical Code and the National Electrical Safety Code, and in the light of the standards generally recognized by the trade concerning the safe and proper installation of electrical wiring devices and equipment.  
(Code 1966, § 10-1(108); Ord. of 12-21-76; Code 1982, § 6-74)

**Secs. 12-135--12-160. Reserved.**

### **DIVISION 3. PERMITS**

#### **Sec. 12-161. Required.**

(a) No wiring, devices or equipment for the transmission, distribution or utilization of electrical energy for light, power and/or heat shall be installed within or on any building or structure, nor shall any alteration or addition be made in such existing wiring, device or equipment without first securing a permit therefore from the city secretary.

(b) No permit shall be required for the installation of wiring, devices or equipment for telephone, telegraph, district messenger or telautograph systems, or any signaling systems operating at 48 volts or less. No permit is required to place any electrical fixture or appliance which requires no change in the electric wiring for such fixture or appliance.

(Code 1966, § 10-1(401), (404), (702); Code 1982, § 6-81)

#### **Sec. 12-162. Application.**

An application for an electrical permit, describing the work to be done, stating the location of the work, whether the work will consist of a new installation or addition to or alteration of an old installation, the name of the owner or occupant, shall be made in writing to the city secretary by the person installing the work, and permit, when issued, shall be to such applicant. The person making application for such permit shall state in the application the sizes of conductors to be used in or upon any building for all services, mains, feeders and subfeeders, the areas to be served by such conductors, also showing the basis used in computing the required size of such conductors and shall, when required by the electrical official, file with him complete plans and specifications for the installation necessary to determine whether the installation as described will be in conformity with all ordinances.

(Code 1966, § 10-1(402); Code 1982, § 6-82)

#### **Sec. 12-163. Persons eligible.**

(a) An electrical permit shall not be issued to any person who does not hold a license issued by the city authorizing him to perform the work.

(b) The provisions of subsection (a) shall not apply if a person is not required to be licensed to do such work.

(Code 1966, § 10-1(401); Code 1982, § 6-83)

#### **Sec. 12-164. Issuance and copies.**

Electrical permits issued shall include original and three copies. The original copy shall go to the applicant for permit. The first copy shall go to the city secretary to file as a voucher for fees received. The second copy shall be mailed to the owner when the work has been completed and approved. The third copy shall remain in the permit file for record.

(Code 1966, § 10-1(405); Code 1982, § 6-84)

**Sec. 12-165. Fees.**

Before any permit is granted or renewed for the installation or alteration of electric wiring, devices or equipment and before any work is begun, the person making application for such permit shall pay to the city a fee in such amount as is specified by ordinance or resolution. (Code 1966, § 10-1(506); Code 1982, § 6-85)

**Sec. 12-166. Expiration and renewal.**

Electrical permits shall be valid for a period of six months from date of issuance and after their expiration must be renewed before electrical work may continue. The renewal fee shall be in the amount established by ordinance or resolution. (Code 1966, § 10-1(406); Code 1982, § 6-86)

**Sec. 12-167. Deviations.**

An electrical permit shall be for such installation as is described in the application, and no deviation shall be made from the installation so described without the written approval of the electrical official. (Code 1966, § 10-1(403); Code 1982, § 6-87)

**Secs. 12-168--12-195. Reserved.**

**DIVISION 4. TECHNICAL STANDARDS**

**Sec. 12-196. Adopted.**

(a) There is hereby adopted by reference that publication known as The National Electric Code, 2005 edition with local amendments, published by the National Fire Protection Association, Inc.

(b) No person shall violate any of the provisions of the publication adopted by reference in subsection (a). (Code 1966, § 10-1; Code 1982, § 6-96; Ord. No. 02-49, § I, 11-19-02; Ord. No. 06-23, § 1, 5-02-06)

**Sec. 12-197. Wires, conductors and other equipment.**

(a) All conductors installed for light, heat and power shall be of such size that the voltage drop at the furthest outlet shall not exceed two percent of the voltage supplied at the entrance, at full load. No branch circuit or switch shall be installed with wire smaller than no. 12, B&S gauge, and no no. 12 B&S gauge branch circuit shall be protected by fuses of greater capacity than 20 amperes, except by special permission of the electrical official. The switch leg shall be no smaller than no. 14 wire.

(b) In no instance shall the main service entrance be smaller than three no. 6 B&S gauge wire.

(c) Every person owning or operating a line of wires over streets, alleys or buildings in the city shall use only wires that are suitable and strong; shall suitably and safely attach them to strong and sufficient supports and insulate them at all points of attachment, except ground wire; shall remove all wires abandoned for use; shall suitably insulate every wire where it enters a building; and, if such wire is other than wire designated to carry an electric light or power current, shall attach it at suitable and convenient points in the circuit and near the place of entering the building and appliance calculated to prevent at all times a current of electricity of such intensity or volume as to be capable of injuring electrical instruments or causing fire from entering the building by means of such wire beyond the point at which such appliance is attached.

(d) No wire shall be installed, operated or maintained over any street, alley, sidewalk or building in this city which shall be liable to seriously interfere with the work of the fire department in the use of ladders or other apparatus, or which shall obstruct or render hazardous the use of fire escapes, and on complaint of the fire chief or fire marshal, such obstruction interfering or hazardous wire shall be removed or properly rearranged.

(e) Electrical conductors serving single family dwellings 1,000 square feet or more of living space shall be rated for a 200 amp service.

(f) Electrical metering equipment and service disconnects cannot be placed on city utility poles.

(g) Privately owned electrical utility poles must conform to the requirement found in the Construction Standards Handbook.

(Code 1966, § 10-1(603), (604), (617), (618); Code 1982, § 6-97; Ord. No. 04-09, § I, 5-18-04)

**Sec. 12-198. Externally operated fused service switch or protective device.**

An externally operated fused service switch or protective device must be placed in all service wires. Same shall be located on the exterior of the premises being served and shall be at the nearest readily accessible place to the point of entrance. Where the service load is not over 400 amperes, a single such switch device must be installed which will disconnect the entire service load to the premises.

(Code 1966, § 10-1(602); Code 1982, § 6-98)

**Sec. 12-199. Receptacles.**

Only grounded receptacles shall be installed, and no more than ten outlets per circuit will be allowed.

(Code 1966, § 10-1(606); Code 1982, § 6-99)

**Sec. 12-200. Grounding of service entrances.**

Each service entrance shall be grounded at the meter or service switch. The ground wire shall be no. 6 copper wire or larger and supported along its entire length. The ground rod shall be driven to a minimum of eight feet or to a firm connection to an underground water pipe so as to cause a 30-ampere fuse to blow between either of the outside wires and the ground. The ground wire must be sleeved in 1/2" conduit or raceway.

(Code 1966, § 10-1(607); Code 1982, § 6-100)

**Sec. 12-201. Meter location.**

The city's electrical department will designate the location of the meter, and said department shall furnish the meter socket.

(Code 1966, § 10-1(608); Code 1982, § 6-101)

**Sec. 12-202. Service wires in conduit.**

(a) If any customer prefers the service wires to be installed in conduit, or any other type of concealed wiring, all conduit, entrance fittings, and wires placed in the conduit shall be furnished, installed and maintained by the customer and a single fused weatherproof safety switch must be furnished and installed by the customer ahead of such underground or other type concealed wiring.

(b) All wiring installed in the fire zone shall be in rigid metallic conduit, metal tubes or approved metal raceway by the National Electrical Code.

(c) All commercial buildings, grain elevators, storage warehouses, factories, garages, hotels, motels, churches, laundries, filling stations or any building used for commercial or semi-

commercial purposes such as beauty parlors located in a residence, or buildings used for public gatherings, within the corporate limits of the city shall be wired in rigid conduit, metal tube or approved metal raceway.

(Code 1966, § 10-1(611), (612), (615); Code 1982, § 6-102)

**Sec. 12-203. Meter sockets.**

(a) Each meter socket and riser from meter to weather head shall be installed on the outside of the building, residence or other structure and shall be mounted not more than eight feet nor less than six feet above the level of the outstanding space.

(b) When any rewiring is done to any existing installation of the meter, the meter socket and loop shall be reinstalled as provided by this article.

(Code 1966, § 10-1(613), (614); Code 1982, § 6-103)

**Sec. 12-204. Air conditioning units.**

All air conditioning units must be on separate circuits. All air conditioning units up to five horsepower must be single phase unless three-phase service is available.

(Code 1966, § 10-1(619); Code 1982, § 6-104)

**Secs. 12-205--12-230. Reserved.**

**DIVISION 5. ELECTRICIANS**

**Subdivision I. In General**

**Sec. 12-231. Definitions.**

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Apprentice electrician* shall mean any person who works for and under the direction of a master electrician.

*Journeyman electrician* shall mean any person who does not contract with the owner of any building (or other person procuring the services of an electrician) but works for and under the direction of a master electrician.

*Maintenance electrician* shall mean a person who works for a person in the maintenance of the electrical equipment and installation in the building or buildings owned or occupied by such person in the conducting of his business.

*Master electrician* shall mean any person engaged in the business of installing or repairing or contracting to install or repair, wires, conductors and equipment used within or on buildings for the transmission of electrical current for electric light, heat, power, or signaling purposes, together with the fittings for same necessary for the protection of such wires, conductor and equipment.

*Resident electrician* shall mean anyone living within the city limits, or anyone who receives utility service furnished by the city for his business and/or home and who primarily pursues within the city limits his means of livelihood as an electrician.

(Code 1966, § 10-1(301)--(305); Code 1982, § 6-116)

**Sec. 12-232. Transfer of licenses.**

No electrician's license shall be transferable, and no holder thereof shall allow his name to be used by any other party, either for the purpose of doing work or obtaining a permit under the penalty of forfeiture of his license. The city secretary is hereby authorized to refuse to issue permits to any licensee violating this section.

(Code 1966, § 10-1(204); Code 1982, § 6-118)

**Sec. 12-233. Revocation or suspension of licenses.**

(a) The electrical official shall have the right and authority to suspend the license of any electrician, upon the violation of any portion of this division, and the electrical official shall, immediately thereafter, file with the city secretary a statement setting forth the reasons for such suspension, a copy of such report to be filed with the secretary to be delivered to the electrician, upon his request. If the electrician shall feel aggrieved by such suspension, he may notify the examining and supervising board of electricians and appeals in writing by delivery to the city secretary such notice that he feels aggrieved, and at the next meeting of the board he may appear and be heard.

(b) If upon full hearing before the board that such a suspension is not well founded, such suspension shall be rescinded by the board, or if the board shall determine that such suspension is well taken, it shall, by order spread upon the minutes, revoke such license, and shall thereupon further direct the city attorney to take such action as may be necessary to forfeit any required bond of such electrician whose license has been so revoked. In the event that the electrician whose license has been suspended fails or refuses to appeal to the board within ten days from the date of such suspension, the city secretary shall place before the board the report of the action by the board to revoke the suspension or to revoke the license and forfeit the bond as aforesaid.

(Code 1966, § 10-1(109); Ord. of 12-21-76, § f; Code 1982, § 6-119)

**Sec. 12-234. Exemptions from license.**

The following acts, work and conduct shall be expressly permitted without a license:

(1) Electrical work done by a property owner in a building owned and occupied by him as his home; provided, however, that all work and service herein named or referred to shall be subject to permit, inspection and approval in accordance with the terms of all city ordinances.

(2) Electrical work done by persons engaged by any public service company, in the construction and maintenance of their public utility systems.

(Code 1966, § 10-1(205); Code 1982, § 6-120)

**Secs. 12-235--12-250. Reserved.**

**Subdivision II. Licensing of Masters**

**Sec. 12-251. Special provision for SBCCI exam.**

All persons requesting a license will be required to show proof of successful completion of the SBCCI Texas Standard Electrical Contractor Licensing Exam within the past five years prior to receiving a city license.

(Ord. No. 95-05, § 1, 6-6-95; Code 1982, § 6-130)

**Sec. 12-252. Required.**

No person shall engage in the business of installing electrical wiring and electrical apparatus in the city for use in connection with electric light, heat or power without a license issued by the city to such person or his duly authorized representative.

Any person showing proof of having a master electrician's license issued under the Texas Electrical Safety and Licensing Act will not be required to have a City of Lockhart Master Electrician License.

(Code 1966, § 10-1(201); Code 1982, § 6-131; Ord. No. 04-09, § I, 5-18-04)

**Sec. 12-253. Authorized work.**

A master electrician's license issued by the city shall entitle the holder thereof to engage in the business of installing wiring and electrical apparatus inside or on any building or buildings for use in connection with electrical light, heat or power within the corporate limits of the city, and installing wiring and electrical apparatus inside or on any building or buildings for use in connection with electric light, heat or power outside the corporate limits if the holder has complied with all applicable requirements contained in this article and the property is served by the city's electrical system.

Any person showing proof of having a electrical contractor's license issued under the Texas Electrical Safety and Licensing Act will be eligible to apply for electrical permits.

(Code 1966, § 10-1(203); Code 1982, § 6-132; Ord. No. 04-09, § I, 5-18-04)

**Sec. 12-254. Persons eligible.**

(a) No person shall be issued a master electrician license unless such person, or his duly authorized representative:

(1) Has held an unexpired journeyman's license for three years prior to application for master's license;

(2) Has had minimum of five years full-time experience; and

(3) Has passed the master electrician's test administered by the SBCCI.

(b) No license shall be issued to a person who has had his license revoked.

(Code 1966, § 10-1(110), (301); Ord. No. 95-05, § 2, 6-6-95; Code 1982, § 6-133)

**Cross references:** Definitions generally, § 1-2.

**Sec. 12-255. Bond.**

No person shall be issued a master electrician's license or work as a master unless such person or his duly authorized representative files with the city a bond in the penal sum of \$5,000.00 conditioned upon full compliance with the ordinances of the city regulating electrical wiring and electrical apparatus, and faithful performance of all contracts entered into for the installation of electrical wiring and electrical apparatus inside or on any building for use in connection with electric light, heat or power. Such bond shall be issued by a reputable bonding company licensed to do business in the state.

(Code 1966, § 10-1(201); Ord. No. 95-05, § 2, 6-6-95; Code 1982, § 6-134)

**Sec. 12-256. Fee.**

A person desiring the issuance or renewal of a master electrician's license shall pay to the city such fees as are established by ordinance or resolution.

(Code 1966, § 10-1(501); Code 1982, § 6-135)

**Sec. 12-257. Expiration and renewal.**

A master electrician's license shall expire on December 31 next following its issuance and may be renewed on January 1 of each year upon payment of the required fee to the electrical official and presentation of evidence that the required bond is still in full force and effect, provided, that such license has not been cancelled prior thereto, in the manner herein set forth. A license which has not been renewed before January 31 of each year shall become invalid, and the holder must again take the required examination and pay all original fees in order to obtain the license.

(Code 1966, § 10-1(201); Ord. No. 95-05, § 2, 6-6-95; Code 1982, § 6-136)

**Sec. 12-258. Vehicle identification.**

All vehicles used by a licensed master electrician or any of his employees in the course of conducting his business must be visibly marked on the driver side door of each vehicle with two-inch-high letters showing his electrical license ID number.

(Ord. No. 95-05, § 1, 6-6-95; Code 1982, § 6-137)

**Secs. 12-259--12-275. Reserved.**

**Subdivision III. Licensing of Journeymen**

**Sec. 12-276. Special provision for SBCCI exam.**

All persons requesting a license will be required to show proof of successful completion of the SBCCI Texas Standard Electrical Contractor Licensing Exam within the past five years prior to receiving a city license.

(Ord. No. 95-05, § 1, 6-6-95; Code 1982, § 6-145)

**Sec. 12-277. Required.**

No person shall work as a journeyman electrician without a license issued by the city.

(Code 1982, § 6-146)

**Sec. 12-278. Persons eligible.**

No person shall be issued a journeyman electrician's license unless such person:

- (1) Shall have two years as a licensed apprentice or maintenance electrician; and
- (2) Has passed an examination for journeyman electricians administered by the SBCCI.

(Code 1966, § 10-1(302); Ord. No. 95-05, § 2, 6-6-95; Code 1982, § 6-147)

**Sec. 12-279. Fee.**

A person desiring the issuance or renewal of a journeyman electrician's license shall pay to the city such fees as are established by ordinance or resolution.

(Code 1966, § 10-1(501); Code 1982, § 6-148)

**Sec. 12-280. Expiration and renewal.**

A journeyman electrician's license shall expire on December 31 next following its issuance and may be renewed on January 1 of each year upon payment of the required fee, pro-

vided, that such license has not been cancelled prior thereto, in the manner herein set forth. A license which has not been renewed before January 31 of each year shall become invalid, and the holder must again take the required examination and pay all original fees in order to obtain the license.

(Code 1966, § 10-1(201); Ord. No. 95-05, § 2, 6-6-95; Code 1982, § 6-149)

**Secs. 12-281--12-295. Reserved.**

**Subdivision IV. Licensing of Maintenance Electricians**

**Sec. 12-296. Special provision for SBCCI exam.**

All persons requesting a license will be required to show proof of successful completion of the SBCCI Texas Standard Electrical Contractor Licensing Exam within the past five years prior to receiving a city license.

(Ord. No. 95-05, § 1, 6-6-95; Code 1982, § 6-155)

**Sec. 12-297. Required.**

No person shall work as a maintenance electrician in the city without a license issued by the city.

(Code 1982, § 6-156)

**Sec. 12-298. Fee.**

A person desiring the issuance or renewal of a maintenance electrician's license shall pay to the city such fees as are established by ordinance or resolution.

(Code 1966, § 10-1(505); Code 1982, § 6-157)

**Sec. 12-299. Expiration and renewal.**

A maintenance electrician's license shall expire on December 31 next following its issuance and may be renewed on January 1 of each year upon payment of the required fee, provided that such license has not been cancelled prior thereto, in the manner herein set forth. A license which has not been renewed before January 31 of each year shall become invalid, and the holder must again take the required examination and pay all original fees in order to obtain the license.

(Ord. No. 95-05, § 2, 6-6-95; Code 1982, § 6-158)

**Secs. 12-300--12-315. Reserved.**

**Subdivision V. Licensing of Apprentices**

**Sec. 12-316. Special provisions for master electrician's letter.**

A person requesting a license will be required to present a letter from a holder of a valid master electrician's license stating that said person will be working under the supervision of that master electrician.

(Ord. No. 95-05, § 1, 6-6-95; Code 1982, § 6-170)

**Sec. 12-317. Required.**

No person shall work as an apprentice electrician in the city without a license issued by the city.

(Code 1982, § 6-171)

**Sec. 12-318. Fee.**

A person desiring the issuance or renewal of an apprentice electrician's license shall pay to the city such fees as are established by ordinance or resolution.  
(Code 1966, § 10-1(504); Code 1982, § 6-172)

**Sec. 12-319. Term.**

An apprentice electrician's license shall expire at the end of the calendar year for which it was issued.  
(Code 1982, § 6-173)

**Secs. 12-320--12-345. Reserved.**

**ARTICLE IV. GAS CODE**

**Sec. 12-346. Adopted.**

(a) There is hereby adopted by reference that publication known as The International Fuel Gas Code, 2009 edition with amendments, published by the International Code Council, as hereafter may be amended and revised.

(b) No person shall violate any of the provisions of the publication adopted by reference in subsection (a).  
(Code 1982, § 6-186; Ord. No. 02-46, § I, 11-19-02; Ord. No. 06-21, § I, 5/16/06)

**Sec. 12-347. Amendments.**

*Section 106.5.2 Fee Schedule* of the International Fuel Gas Code, 2009 Edition, is hereby amended to read as follows:

For all work under this code requiring a permit, a fee as established by ordinance or resolution shall be paid for each permit at the time of the application approval.  
(Code 1982, § 6-187; Ord. No. 02-46, § II, 11-19-02; Ord. No. 06-21, § I, 5/16/06)

**Sec. 12-348. Definitions.**

Whenever the word "municipality" is used in the code adopted in section 12-346 of this Code, it shall be held to mean the City of Lockhart, Texas. Wherever the term "corporation counsel" is used in such code, it shall be held to mean the attorney for the City of Lockhart, Texas. Wherever the terms "gas inspector" or "inspector" are used in such code, they shall be held to mean the building official.  
(Code 1982, § 6-188)

**Cross references:** Definitions generally, § 1-2.

**Secs. 12-349--12-375. Reserved.**

## **ARTICLE V. MECHANICAL CODE**

### **Sec. 12-376. Adopted.**

(a) There is hereby adopted by reference that publication known as the International Mechanical Code, 2009 edition, published by the International Code Council, as hereafter amended and/or revised.

(b) No person shall violate any of the provisions of the publication adopted by reference in subsection (a).

(Code 1982, § 6-201; Ord. No. 02-28, § I, 7-16-02; Ord. No. 06-24, § I, 05-02-06)

### **Sec. 12-379. Building plan review and insulation inspection.**

It is the sole responsibility of the property owner or his contractor to furnish to the city documentation showing that the building plans submitted have been reviewed and approved as complying with the International Energy Conservation Code, 2009 Edition, by somebody certified to do such plan review. Furthermore, before a certification of occupancy is issued by the city, the owner or his contractor, will submit to the city a report by a qualified inspector certifying that the building components and materials that were used in the construction of the building were equal to, or exceeding, those specified in the approved building plans.

(Ord. No. 02-28, § II, 7-16-02; Ord. No. 06-24, § II, 05-02-06)

### **Secs. 12-380--12-405. Reserved.**

## **ARTICLE VI. PLUMBING CODE**

### **Sec. 12-406. Adopted.**

(a) There is hereby adopted by reference that publication known as The International Plumbing Code, 2009 edition, published by the International Code Council, as hereafter may be amended and revised.

(b) No person shall violate any of the provisions of the publication adopted by reference in subsection (a).

(Code 1966, § 20-1; Ord. No. 95-18, § 1, 10-3-95; Code 1982, § 6-216; Ord. No. 02-47, § I, 11-19-02; Ord. No. 06-22, § I, 05-02-06)

### **Sec. 12-407. Amendments.**

The plumbing code adopted in section 12-406 is amended in the following respects:

*Section 106.6.2 Fee Schedule* of the International Plumbing Code, 2009 Edition, is hereby amended to read as follows:

On all plumbing work requiring a permit, a fee as established by ordinance or resolution shall be paid for each permit at the time of the application approval.

The International Plumbing Code, 2009 Edition, is hereby amended to include the following appendix regarding water conservation requirements:

*Appendix J, Water Conservation:*

The standards for residential and commercial fixtures shall be:

Wall mounted toilets:	The maximum use will not exceed 2.0 gallons of water per flush.
All other toilets:	The maximum use will not exceed 1.6 gallons of water per flush.
Tank-type urinal:	The maximum use will not exceed 1.0 gallons of water per flush.
Flush valve urinal:	The maximum use will not exceed 1.0 gallons of water per flush.
Shower head:	The maximum use will not exceed 2.75 gallons of water per minute.
Faucets:	The maximum use will not exceed 2.2 gallons of water per minute.
Hot water piping:	All hot water lines will be insulated.
Swimming pools:	New pools must have recirculation filtration equipment.
Drinking water fountains:	Must be self-closing.

The Plumbing Code adopted in section 12-406 is hereby amended to require the use of Type K or L copper for water service lines in concrete slab foundations or the use of high density polyethylene, electronically cross-linked tubing pipe and metal fittings or equivalent products as approved by the Building Official.

*Section 1003.3.4.1, Grease trap capacity*, of the plumbing code adopted in section 12-406 is hereby amended to read as follows:

All grease traps receiving commercial kitchen waste shall have a capacity of no less than one thousand (1,000) gallons unless otherwise approved by the authority having jurisdiction. Section 306.1, Support of piping is hereby amended to add the required use of six inches of sand support under all newly installed residential or commercial sanitary sewer/wastewater lines. Section 706.1, Connections and changes in direction is hereby amended to add the required use of approved 45 degree or 1/8 bend drainage fittings to connect sewer service lines to municipal taps. Code 1966, § 20-1; Code 1982, § 6-217; Ord. No. 95-18, § 1, 10-3-95; Ord. No. 02-47, § II, 11-19-02; Ord. No. 02-54, § I, 12-17-02; Ord. No. 04-09, § I, 5-18-04; Ord. No. 06-22, § I, 5-2-06; Ord. No. 07-12, § I, 4-3-07; Ord. No. 07-20, § VI, 5-1-07)

**Sec. 12-408. Definitions.**

Wherever the word "municipality" is used in the code adopted in section 12-406 of this Code, it shall be held to mean the City of Lockhart, Texas. Wherever the term "corporation counsel" is used in such code, it shall be held to mean the attorney for the City of Lockhart, Texas. Wherever the term "plumbing official" is used in such code, it shall mean the building official.

(Code 1982, § 6-218)

**Cross references:** Definitions generally, § 1-2.

**Sec. 12-409. Cross-connection standards.**

Every source of contamination or possible contamination from any contaminant which originates from or is located on any premises, which is connected to any public water supply or which provides water to the public shall be equipped with the protections required under the provisions of this article.

(Ord. No. 00-02, § 1, 1-18-00)

**Sec. 12-410. Definitions.**

The following definitions shall apply to this article:

*Commercial establishment* shall mean any property or location which is used primarily for the manufacture, production, storage, wholesaling, or retailing of any good or ware which is or may be placed in the flow of commerce or any property or location which is used primarily for the provision of any service.

*Contaminate* shall mean the admission of contaminants into the potable water supply system.

*Contaminants* shall mean any foreign material, solid or liquid, not common to the potable water supply that makes or may make the water unfit or undesirable for human or animal consumption.

*Cross-connection* shall mean any connection, physical or otherwise, between a potable water supply system and any plumbing fixture or any tank, receptacle, equipment or device, through which it may be possible for any nonpotable, used, unclean, polluted and contaminated water, or other substances, to enter into any part of such potable water system under any condition or set of conditions.

*Cross-connection control device* shall mean any device placed to prevent a cross-connection.

*Domestic dwelling* shall mean any residential dwelling unit.

*Other water supplies* shall mean any water supply that is not directly supplied through a public potable water supply system meter. This shall include water that is stored in cisterns, other similar structures or water reservoirs of any type except for water softeners and water heaters.

*Outside sprinkler system* shall mean any underground water supply system used for the purpose of supplying water for lawns, plants, trees and/or any other appurtenances.

*Water well* shall mean any hand excavated or drilled hole in the ground for the purpose of bringing water to the ground surface for use.

(Ord. No. 00-02, § 1, 1-18-00)

**Sec. 12-411. Annual inspections and maintenance--Commercial establishments.**

(a) *Annual inspections.* Backflow prevention devices at commercial establishments

shall be tested upon installation, repair or relocation. Regular inspections and testing of backflow prevention devices at commercial establishments shall be conducted by January 31 of each year by a tester qualified through the state natural resources conservation commission to perform testing on backflow prevention devices. If, upon inspection of a backflow prevention device, it is deemed not to be working properly, it is the responsibility of the commercial establishment to immediately make all necessary repairs. It is the sole responsibility of the tester to report all devices found to not be operating correctly to the building official or designee. The tester who performs a test on a backflow prevention device shall provide a report of the test to the building official or designee within ten working days after testing. Only tests conducted by testers who are qualified through the state natural [resources] conservation commission and which are reported correctly on the city report forms shall be in compliance with this article.

(b) *Maintenance.* The maintenance and repair of any cross-connection control device shall be the responsibility of the property owner of the commercial establishment, the lessee of the commercial establishment, or both. The cross-connection control device is to be installed and maintained in accordance with acceptable industry practices. Annual inspections in accordance with TNRCC requirements shall apply. In the event that the water to a commercial establishment may not be turned off for testing of the cross-connection device, the commercial establishment shall be equipped with dual cross-connection control devices of the same type so that testing, repair and maintenance may be performed.

(c) *Inspections.* City personnel may perform inspection and testing of cross-connection control devices to verify proper testing and to determine the proper operation of devices. City personnel shall have the right to enter any commercial establishment in which a cross-connection control device is located at any reasonable hour or any time that the commercial establishment is in operation for the purpose of inspecting and testing the cross-connection device. The city shall not be liable for damage caused to any cross-connection device as a result of the inspection or testing.

(d) *Abatement by city.* The city may cause a water use survey to be conducted at any commercial establishment located in the city which is served by the public water supply or which provides water to the public. Upon determination by the city that the commercial establishment falls under the provisions of this article and requires a cross-connection device, the city or its chosen representative shall issue a notice to abate the condition or order the commercial establishment to install the proper cross-connection control device. A copy of the notice that is issued or caused to be issued by the city shall be forwarded to the building official or designee of the city.

(e) *Disconnection of utilities for failure to comply.* Upon written notice to the owner and/or lessee of non-compliance with any provision of this chapter, the city shall have the responsibility to disconnect all city utilities from a commercial establishment to protect the public potable water supply.

(f) *Criminal penalty.* A person who violates a provision of this chapter shall be guilty of a misdemeanor punishable by a fine not to exceed \$2,000.00 per day. Each day of violation may be considered a separate violation.

(g) *Civil penalty.* The city attorney is authorized to commence an action for appropriate legal and/or equitable relief in a court of competent jurisdiction. Such relief may include:

- (1) Recovery for expenses incurred by the city in responding to a violation of this chapter.
- (2) Injunction to prevent a violation of this chapter.
- (3) All damages, costs and remedies to which the city may be entitled.

(Ord. No. 00-02, § 1, 1-18-00)

**Sec. 12-412. Water wells, other water supplies, outside sprinkler systems--Domestic dwellings and commercial establishments.**

(a) *Water wells.* Water well supply lines shall not be connected to any domestic dwelling or commercial establishment structure as to contaminant the public potable water supply. Verification that water well supply lines are not connected to a domestic dwelling or commercial establishment structure may be established by the property owner, lessee or both via an on site inspection conducted by the building official or designee. If water well supply line connections to domestic dwelling or commercial establishment structures exist, it shall be the responsibility of the property owner, lessee, or both to provide to the city written verification from a qualified licensed plumber or licensed cross-connection tester that well water supply lines are not connected in any manner to the potable water supply plumbing of the structure. Such written verification to the city must be provided within 90 of the passage of this article.

(b) *Other water supplies.* Water stored in cisterns, other similar storage structures, or water reservoirs of any type excluding water softeners and water heaters shall not be connected to the plumbing of any domestic dwelling or commercial establishment.

(c) *Outside sprinkler systems.* Outside sprinkler systems shall have TNRCC approved cross-connection control devices to prevent contamination of potable water. It shall be the responsibility of the owner, lessee or both to provide written verification of the existence and properly functioning of such cross-connection control devices from a qualified licensed plumber or licensed tester to the city within 90 days of passage of this article. It shall also be the responsibility of the owner and/or lessee to provide by January 31 of each calendar year written proof that such lawn sprinkler cross-connection control devices have passed testing conducted by a licensed cross-connection control device tester in accordance with TNRCC requirements when such systems have chemical agents injected into the system, or have some type of cross-connection control device other than an atmospheric vacuum breaker. Lawn sprinkler systems having an atmospheric vacuum breaker as a cross-connection control device are not required to have annual inspections unless otherwise required by the city.

(d) *Disconnection of utilities for failure to comply.* Upon written notice by the city to the owner, lessee or both of non-compliance with any provision of this section, the city shall have the responsibility to disconnect all city utilities from a domestic dwelling or commercial establishment to protect the public potable water supply.

(e) *Criminal penalty.* A person who violates a provision of this chapter shall be guilty of a misdemeanor punishable by a fine not to exceed \$2,000.00 per day. Each day of violation may be considered a separate violation.

(f) *Civil penalty.* The city attorney is authorized to commence an action for appropriate legal and/or equitable relief in a court of competent jurisdiction. Such relief may include:

- (1) Recovery for expenses incurred by the city in responding to a violation of this chapter.
- (2) Injunction to prevent a violation of this chapter.
- (3) All damages, costs and remedies to which the city may be entitled.

(Ord. No. 00-02, § 1, 1-18-00; Ord. No. 01-12, § 1, 5-1-01)

**Secs. 12-413--12-435. Reserved.**

**Sec. 12-437. Alterations, repairs or rehabilitation work.**

(a) Alterations, repairs or rehabilitation work may be made to any existing building without requiring the building to comply with all the requirements of the Standard Building Code, provided that the alteration, repair or rehabilitation work conforms to the requirements of

the Standard Building Code for new construction. The building official shall determine, subject to appeal to the board of adjustments and appeals, the extent, if any, to which the existing building shall be made to conform to the requirements of the Standard Building Code for new construction.

(b) Alterations, repairs or rehabilitation work shall not cause an existing building to become unsafe as that term is defined below.

(c) If the occupancy classification of an existing building is changed, the building shall be made to conform to the intent of the Standard Building Code for the new occupancy as established by the building official.

(d) Repairs and alterations, not covered by the preceding subsections of this section, restoring a building to its condition previous to damage or deterioration, or altering it in conformity with the provisions of this article or in such manner as will not extend or increase an existing nonconformity or hazard, may be made with the same kind of materials as those of which the building is constructed; but not more than 25 percent of the roof covering of a building shall be replaced in any period of 12 months unless the entire roof covering is made to conform with the requirements of the Standard Building Code for new buildings.

(Ord. No. 86-31, pt. 1, 6-10-86; Code 1982, § 6-232)

#### **Sec. 12-438. Special historic buildings and districts.**

The provisions of this article relating to the construction, alteration, repair, enlargement, restoration, relocation or moving buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the City of Lockhart or State of Texas as historic buildings when such buildings or structures are judged by the building official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings within fire districts. The applicant must submit complete architectural and engineering plans and specifications bearing the seal of a registered professional engineer or architect.

(Ord. No. 86-31, pt. 1, 6-10-86; Code 1982, § 6-233)

**Cross references:** Historic districts and landmarks, Ch. 28.

#### **Sec. 12-439. Maintenance.**

All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by the Standard Building Code in a building when erected, altered or repaired shall be maintained in good working order. The owner shall be responsible for the maintenance of buildings and structures.

(Ord. No. 86-31, pt. 1, 6-10-86; Code 1982, § 6-234)

#### **Sec. 12-440. Enforcement; records.**

(a) The provisions of this article shall be enforced by the building official.

(b) The building official shall keep, or cause to be kept, a record of the business of the department. The records of the department shall be open to public inspection.

(Ord. No. 86-31, pt. 1, 6-10-86; Code 1982, § 6-235)

#### **Sec. 12-441. Powers and duties of building official.**

(a) The building official or an authorized representative may enter any building, structure or premises at all reasonable times to make an inspection or enforce any of the provisions of this article.

(b) When entering a building, structure or premises that is occupied, the building official shall first present proper identification credentials and request entry. If the building, structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge of the building and demand entry. If entry is refused, the building official or an authorized representative shall have recourse to every remedy provided by law to secure entry.

(c) No person, owner or occupant of any building or premises shall fail, after proper credentials are displayed, to permit entry into any building or onto any property by the building official or an authorized agent for the purpose of inspections pursuant to this article.

(d) The building official, the fire official and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this article.

(e) Any requirement necessary for the strength or stability of an existing or proposed building or structure, or for the safety or health of the occupants thereof, not specifically covered by this article shall be determined by the building official, or an authorized representative. (Ord. No. 86-31, pt. 1, 6-10-86; Code 1982, § 6-236)

#### **Sec. 12-442. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Board* means the construction board of adjustments and appeals established in section 105 of the Standard Building Code, adopted by reference in section 12-26 of this Code.

*Building* means any structure or part thereof erected for the support, shelter or enclosure of persons, animals, chattels, or property of any kind.

*Building official* means the designated authority charged with the administration of the building inspection department, or his duly authorized representative. The title may be used synonymously with code enforcement official.

*Code enforcement official* means the designated authority charged with the administration and enforcement of this article, or his duly authorized representative. The title may be used synonymously with building official.

*Nuisance* means:

(1) Any public nuisance known at common law or in equity jurisprudence.

(2) Any attractive nuisance which may prove detrimental to others whether in a building, on the premises of a building, or upon a vacant lot. This includes but is not limited to any abandoned excavations, wells, shafts, basements, abandoned refrigerators, or any structurally unsound structures.

(3) That which is dangerous to life or detrimental to health. Mere unsightliness, the usual and natural result of deterioration of a building, does not make the structure a nuisance.

(4) Any condition which causes a substantial and unreasonable interference with the use and enjoyment of someone's property.

*Owner* means any person, agent, firm, or corporation having a legal or equitable interest in the property.

*Structure* means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, or any part thereof.

*Unsafe building* means any building or structure that has any one or more of the following applicable conditions:

- (1) Conditions applicable to both occupied and unoccupied structures.
  - a. The building, structure, or any part thereof is liable to partially or fully collapse.
  - b. The structure or any part thereof was constructed or maintained in violation of any provision of the building code or any other applicable ordinance or law of the city, county, or state.
  - c. Any walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.
  - d. The foundation or the vertical or horizontal supporting members are 25 percent or more damaged or deteriorated.
  - e. The nonsupporting coverings of walls, ceilings, roofs, or floors are 50 percent or more damaged or deteriorated.
  - f. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
  - g. The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become either a nuisance or dangerous to the public health, safety or welfare.
  - h. A structure or any part thereof that is in such a condition as to constitute a public or an attractive nuisance.
  - i. The structure or any part thereof has inadequate means of egress as required by the building code.
  - j. The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety or welfare.
  - k. The structure or any part thereof is designed for or is being used in the commission of a crime.

(2) Additional criteria for any occupied building, structure or portion thereof to be considered as unsafe or dangerous, in addition to any condition listed in subsection (1) above, shall be the lack of adequate light, ventilation, or sanitation facilities as required by the Standard Building and/or Standard Housing Codes.

(3) Additional criteria for any unoccupied building or structure, in addition to any condition listed in subsection (1) above shall be:

a. Any building, structure or portion thereof regardless of its structural condition, which is unoccupied by its owners, lessees, tenants, or other invites and is unsecured because of missing or unlocked doors or windows, or other unsecured openings from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; see section 12-451 for securing unoccupied buildings.

b. Any unoccupied building, structure, or portion thereof which is boarded up, fenced or otherwise secured in any manner if the building still constitutes a danger to the public even though secured from entry, or the means to secure the building are inadequate to prevent unauthorized entry or use of the building.

(Ord. No. 86-31, pt. 1, 6-10-86; Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-237; Ord. No. 96-06, § II, 3-5-96)

**Cross references:** Definitions generally, § 1-2.

**Sec. 12-443. Compliance with state law in enforcement of article.**

In the enforcement of this article, the city shall comply with the requirements of V.T.C.A., Local Government Code § 214.001.

(Ord. No. 86-31, pt. 1, 6-10-86; Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-238)

**Sec. 12-444. Abatement generally.**

All dangerous buildings and structures within the terms of this article are hereby declared to be unsafe buildings and public nuisances, and shall be vacated, secured, repaired, removed, demolished, or the occupants relocated as provided in this article.

(Ord. No. 86-31, pt. 1, 6-10-86; Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-239)

**Sec. 12-445. Penalty.**

(a) Any person who violates any provision of this article shall be guilty of a misdemeanor, and upon conviction shall be fined as provided in section 1-8.

(b) The city may also direct the city attorney to bring a civil action in a court of competent jurisdiction to enforce the provisions of this article.

(Ord. No. 86-31, pt. 1, 6-10-86; Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-240)

**Sec. 12-446. Minimum standards for buildings.**

(a) Buildings, regardless of their age, may continue to be used only if they do not qualify as unsafe buildings or if they do not violate other city building ordinances.

(b) If the structure is in such a condition as to make it hazardous to the health, safety, or general welfare of its occupants or the public, it shall be ordered vacated and secured, and the order may also require the occupants to be relocated, as provided in sections 12-448(e) and 12-450(e) and (i).

(c) If the structure can be feasibly repaired or the condition remedied so that it will no longer exist in violation of the terms of this article, it shall be ordered remedied or repaired. Repairs shall be deemed feasible only if less than 50 percent of the value or structure of the building must be repaired or replaced. (See zoning ordinance, nonconforming use regulations).

(d) In any case where a structure is 50 percent or more damaged or deteriorated from its value or structure, it shall be demolished or removed, and in all cases where a structure cannot be repaired so that it will no longer exist in violation of the terms of this article it shall be demolished or removed.

(e) Subject to the provisions of this article, if specific violations of this article or any other ordinance exist in a structure which present a hazard to the public health, safety, or welfare, those specific violations shall be ordered corrected.

(Ord. No. 86-31, pt. 1, 6-10-86; Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-241; Ord. No. 96-06, § II, 3-5-96)

**Sec. 12-447. Inspection.**

The building official shall inspect any building which is or may be unsafe. After inspecting such building, the building official shall initiate a public hearing on the issue of whether the building is unsafe.

(Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-242)

**Sec. 12-448. Public hearing.**

(a) The building official shall request the city secretary to schedule a public hearing and an agenda item before the board for the purpose of determining whether a structure is an unsafe building and public nuisance within the terms of this article.

(b) The building official shall issue a notice of the public hearing directed to the owner of the building. The notice shall be served upon the owner of record and posted on the premises in a conspicuous location. The notice may be served either personally or by certified mail, return receipt requested. The executed return receipt shall be prima facie evidence of service.

(c) If an address is not available for the owner of record, the notice shall be served by mailing to the address of the building involved in the proceedings. Where the owner cannot be found, or where he is unknown, notice may be served by publication of the notice one time in the official newspaper of the city.

(d) The notice shall contain:

(1) An identification, which is not required to be a legal description, of the building and the property on which it is located;

(2) A description of the violation of the standards that is present at the building;

(3) A statement that the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with the terms of this article and the time it will take to reasonably perform the work.

(e) Notices normally shall be served at least ten days prior to the hearing. However, if the structure poses an imminent danger to the health, life, or safety of any person unless immediately vacated, the board may take action to order the structure vacated, secured and the occupants relocated, in an emergency, special or regular meeting without serving notice ten days before the hearing date. In these situations posing imminent danger, the city shall make good faith efforts to give notice to the owners by personal service prior to the board meeting.

(f) Notice of the public hearing shall also be provided to each mortgagee and lienholder of record in the official real property records of the county in the same manner as provided in this section.

(g) The building official shall also file notice of the hearing in the official real property records in the county. Such notice shall contain the name and address of the owner of the affected property if the information can be determined from a reasonable search of the instruments on file in the office of the county clerk, a legal description of the affected property, and a description of the hearing. The filing of such notice is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of the notice, and shall constitute notice of hearing on any subsequent recipient of any interest in the property who acquires such interest after the filing of the notice.

(Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-243; Ord. No. 96-06, § III, 3-5-96)

**Sec. 12-449. Hearing procedures.**

(a) The hearing shall be held in an informal manner and shall not be required to be conducted in accordance with technical courtroom rules relating to evidence and testimony.

(b) The board may inspect any involved building, structure, or premises during the course of the hearing provided the following are complied with:

(1) Notice of the inspection is given to the parties involved prior to making the inspection.

(2) The parties are allowed to be present during the inspection.

- (3) The facts observed and any conclusions are stated for the record.
- (c) The board shall have the authority to grant a continuance upon good cause shown.
- (d) Any member of the board who did not hear the evidence or has not read or heard the entire record of the proceedings shall not vote or take part in the decision.
- (e) The owner shall have the right to appeal the decision of the board to a court of competent jurisdiction. A notice of appeal must be filed with the city secretary within ten days from the date of the board order.
- (f) If the structure is found to be an unsafe building and public nuisance, the board shall issue an order that the structure be vacated, secured, repaired, removed, demolished, or the occupants relocated under the standards of section 12-446.  
(Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-244; Ord. No. 96-06, § III, 3-5-96)

**Sec. 12-450. Implementation.**

(a) Within ten days after the date that the order is issued, the building official shall issue an unsafe building order containing the order of the board and directed to the owner and occupants of the building. The order shall be served as provided in section 12-448(b).

(1) A copy of the notice shall also be filed with the office of the city secretary.

(2) The notice shall be published at least once in a newspaper of general circulation in the city, such notice to contain:

- a. The street address or legal description of the property;
- b. The date of the hearing;
- c. A brief statement indicating the results of the order; and
- d. Instructions stating where a complete copy of the order may be obtained.

(b) The building official shall notify the owner that a permit must be obtained to repair, remove, or demolish the structure.

(c) An unsafe building placard shall be posted in a conspicuous location at each entrance to the unsafe building. Such placard shall remain posted until the required action is completed.

(d) The unsafe building placard shall read as follows:

UNSAFE BUILDING  
DO NOT OCCUPY

IT SHALL BE PUNISHABLE BY LAW TO USE OR OCCUPY THIS BUILDING.

(e) The unsafe building order shall require compliance by the owner and occupants within a reasonable time not exceeding the following limits:

(1) In any case where vacating, securing, or relocating occupants is ordered, a maximum of ten days.

(2) In any case where removal or demolition is ordered, a maximum of 30 days.

(3) In any case where repair is ordered, a maximum of 90 days provided that repair work commences within 30 days and does not lapse for any period exceeding 30 days.

(f) If the owner fails to take the required action within the allotted time, the building official shall serve a copy of the unsafe building order on each known mortgagee and lienholder in the manner provided in section 12-448(b).

(g) Any mortgagee or lienholder will be allowed reasonable time to comply with the order using the limits provided in subsection (e) of this section.

(h) The building official may approve one or more extensions of time to complete the required repair or demolition. Requests for extensions shall be made in writing and shall state the reasons for the request.

(i) If the unsafe building is not vacated, secured, repaired, removed, demolished, or the

occupants are not relocated as specified in the unsafe building order within the allotted time, the building official shall cause the ordered action to be performed by the city or its contractors, and shall assess the cost of such work in accordance with section 12-453.  
(Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-245; Ord. No. 96-06, § III, 3-5-96)

**Sec. 12-451. Securing unoccupied buildings.**

(a) The securing of windows, doors, or any other opening allowing access to an unsecured unoccupied building shall be done with such materials and in such a manner as to effectively bar entrance to the structure.

(b) Materials approved for use include but are not limited to plywood, lumber, steel, replacement glass, nails, screws, and bolts. The use of cardboard, tarpaper, window and door screens or any other material that will not effectively prevent entrance shall not be sufficient to meet the requirements of this article, nor shall it be considered sufficient to make a structure in compliance with a notice to secure.

(c) Upon receipt of a notice to secure, each and every accessible means of entry must be secured in accordance with this article.

(d) The city may secure a building which the building official determines:

(1) Violates the minimum standards set in this article;  
(2) Is unoccupied or is occupied only by persons who do not have a right of possession to the building.

(e) Before the 11th day after the date the building is secured, the building official shall give notice to the owner by:

(1) Serving such notice in the manner provided in section 12-448(b);  
(2) Publishing the notice at least twice within a ten-day period in a newspaper of general circulation in the city if personal service cannot be obtained and the owner's address is unknown.

(f) The notice shall contain:

(1) An identification, which is not required to be a legal description, of the building and the property on which it is located;  
(2) A description of the violation of the standards that is present at the building;  
(3) A statement that the city will secure or has secured, as the case may be, the building; and  
(4) An explanation of the owner's entitlement to request a hearing about any matter relating to the city's securing of the building.

(g) Should the owner file with the city a written request for a hearing within 30 days after the date the city secures or provides notice of intent to secure the building, the city shall conduct a hearing at which the owner may testify or present witnesses or written information about any matter relating to the city's securing the building. The city shall conduct the hearing within 20 days after the date the request is filed. The board shall conduct the hearing.

(Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-246; Ord. No. 96-06, § III, 3-5-96)

**Sec. 12-452. Disconnecting public utilities.**

The building official may request that the public utilities be disconnected in order that demolition or removal may be accomplished without delay in those cases where the structure is vacant and has been ordered demolished or removed.

(Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-247)

**Sec. 12-453. Assessment.**

(a) The owner of an unsafe building that is secured, repaired, removed or demolished by the city shall be charged for the expense of the city's work. Charges shall include but are not limited to the expenses of inspection or testing by third parties; photography; newspaper publication costs; title search fees; attorneys' fees; costs incurred in identifying, locating, or contacting the owner, mortgagee, or lienholder; labor and equipment costs for preparation of the premises; work to secure, repair, remove, demolish, clean up and remove debris; landfill fees; plus an administrative fee to cover the city's cost of administering the work of \$100.00 or ten percent of the total, whichever is greater, added to the total.

(b) The building official shall certify the expenses incurred in enforcing the provisions of this article for billing to the owner of the property. The bill becomes an account receivable upon completion and shall be due within 30 days.

(c) If after 30 days from billing payment in full has not been made, the city shall assess the expenses on, and have a lien against, the property on which the structure was located, unless it is a homestead as protected by the state constitution.

(d) Notice of the lien shall be provided to the property owner and the county clerk on a form approved by the city attorney. The lien arises and attaches to the property at the time the notice of the lien is recorded and indexed in the office of the county clerk. The lien notice must contain the name and address of the owner if that information can be determined, a legal description of the real property on which the structure was located, the amount of expenses incurred by the city, the interest rate to be charged and the balance due.

(e) The city's lien is a privileged lien subordinate only to tax liens and all previously recorded bona fide mortgage liens attached to the real property to which the city's lien attaches. Such lien shall bear interest at the rate of ten percent per annum until paid.

(f) The lien shall be extinguished if the property owner or another person having an interest in the legal title to the property reimburses the city for the total due.

(g) This remedy shall be available to the city in addition to any penal or other remedy provided by law or equity which the city, state, or any other person may have to remedy the unsafe building condition.

(h) The city may also direct the city attorney to bring a civil action in a court of competent jurisdiction to collect the amount due plus all associated costs and fees. The city attorney is hereby authorized to make use of whatever legal or equitable remedies are available to collect the monies due.

(Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-248)

**Sec. 12-454. Prohibited acts.**

(a) It shall be unlawful for the owner or occupants of an unsafe building to fail or refuse to comply with the order of the building official or the board.

(b) It shall be unlawful for any person to obstruct or interfere with the implementation of any action required by the order of the building official or the board.

(c) It shall be unlawful for any person to remove a posted unsafe building placard without written permission of the building official, or for any person to enter the building except for the purpose of making the required repairs or of demolishing the building.

(Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-249; Ord. No. 96-06, § III, 3-5-96)

**Sec. 12-455. Administrative liability.**

No officer, agent, or employee of the city shall be personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties under this article. Any suit brought against any officer, agent, or employee of the city as a result of any act required or permitted in the discharge of his duties under this article shall be defended by the city attorney until the final determination of the proceedings.

(Ord. No. 95-03, pt. 1, 2-7-95; Code 1982, § 6-250)

**Secs. 12-456--12-480. Reserved.**

**ARTICLE VIII. FENCES**

**Sec. 12-481. Purpose.**

The purpose of this article is to regulate the construction, erection, enlargement, alteration, and maintenance of all fences within the boundaries of the city in order to provide a practical safeguarding of life, health, and property from hazards that may arise from improper construction of such installations. However, this article and the provisions hereof shall not apply to fences erected or maintained in districts within the city which are zoned agricultural.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-251)

**Sec. 12-482. Permit required; fee.**

(a) It shall be unlawful for any person to install or cause to be installed or to allow any person to install a fence over 2 1/2 feet in height or to make any alterations, additions, or changes to a fence, without first having procured a permit to do so from the building official.

(b) A fence permit fee shall be established by separate ordinance or resolution in a schedule of permit fees, as hereafter amended.

(c) The building official shall require a site plan showing the lot size, all improvements on the lot, and the proposed location of the fence to be constructed before a permit will be issued under this section. It shall be the sole responsibility of the property owner/contractor to ensure that a permitted fence is not constructed on, over, or upon adjoining properties.

(d) The building official may refuse to issue a permit under this section to any person who has been convicted of a violation of any provision of this article.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-252; Ord. No. 96-03, § I(6-243), 2-6-96)

**Sec. 12-483. Inspection and maintenance.**

When any fence is completed it must be inspected. The building official shall be notified upon completion of the fence. The building official will issue a card of acceptance if the fence complies with the provisions of this article, or it will be rejected. All fences constructed under the provisions of this article shall be maintained so as to comply with the requirements of this article at all times. Fences shall be maintained by the owner or person in charge of the property in as near as possible the condition of such fence when installed and accepted as provided herein, and shall be maintained as follows:

(1) Such fence shall not be out of vertical alignment more than 20 percent.

(2) All damaged or removed or missing portions of such fence shall be replaced with comparable materials of a comparable color to the remaining portion of such fence.

(3) Where the permitted fence is chain link, wood or masonry, all damaged or missing parts shall be replaced or repaired.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-253)

**Sec. 12-484. Appeals.**

(a) An appeal from a decision of the building official and/or planning and zoning commission under this article shall be made to the board of adjustment.

(b) When in its judgment the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured, the board of adjustment may authorize special exceptions to the regulations provided in this article in order to permit reasonable development and improvement of property where the literal enforcement of the regulations would result in an unnecessary hardship.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-254; Ord. No. 96-03, § I(6-245), 2-6-96)

**Sec. 12-485. Effect of chapter 64.**

Nothing in this article shall be construed so as to amend, alter, change, or repeal any provision of the comprehensive zoning ordinance (chapter 64 to this Code) and in the event any provision of this article conflicts with the comprehensive zoning ordinance, the provision of the comprehensive zoning ordinance shall control, as the same now exists or may be hereafter amended.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-255)

**Sec. 12-486. Materials.**

(a) *Permitted materials.* Materials permitted for fences shall be of wood, masonry, chain link or ornamental wrought iron.

(b) *Prohibited materials.* Materials prohibited in fences are barbed wire, razor ribbon, sheet metal, plastics, or any other similar material.

(c) *Exception.* Barbed wire is permitted for fences in rear and side yards in industrial zoned districts, and in correctional facilities, when the following conditions are met:

(1) All strands of barbed wire must be a minimum of six feet above ground level.

(2) All barbed wire fences must be located a minimum of 300 feet from any residentially zoned district.

(3) In those areas zoned commercial-heavy business, industrial-light, and industrial-heavy, metal roofing material, or similar metal material may be used to enclose salvage yards, junkyards, scrap-metal yards, or other like land uses including storage areas for junk vehicles or parts thereof. The metal material to be used as fencing must be new, of a consistent type and free from all surface defects.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-256; Ord. No. 96-03, § I(6-247), 2-6-96)

**Sec. 12-487. Prohibited on public property.**

No fence or any part of such fence shall be constructed upon or caused to protrude over public property. All fences must be maintained in a plane so as not to overhang public property.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-257)

**Sec. 12-488. Certain locations, construction prohibited.**

(a) *Sight obstructions.* No trees, berms or other obstructions shall be planted or maintained within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines, as established in section 50-5 of this Code, or as hereafter amended.

(b) *Within easements.* No fence shall be located within any easement except by prior written approval of those agencies having interest in such easement.

(c) *Electric fences.* No fence erected shall be electrically charged.  
(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-258)

**Sec. 12-489. Height and construction requirements.**

All fence heights shall be measured vertically from the inside natural or mean grade elevation of the yard. To obtain proper sight distance where an alley and street intersect, a clear area formed by a ten-foot by ten-foot right triangle must be maintained so as not to cause danger to traffic by obstructing the view. When topography prevents a clear view, this bank should be removed.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-259)

**Sec. 12-490. Residential.**

For residential zones, the following regulations shall apply:

(1) *Rear yard.* No fence shall be constructed at a height exceeding eight feet along the rear property line.

(2) *Side yard.* No fence shall be constructed at a height exceeding eight feet on any side yard line from the rear property line up to the front building line.

(3) *Front yard.* No fence shall be constructed in the required front yard except as an element of landscaping as approved by the building official. In no case shall the fence exceed four feet in height and said fence shall have a minimum through vision of 50 percent and shall not create a traffic hazard.

(4) *Corner lot exceptions.* On corner lots which have adjacent rear lot lines, fences may be constructed not to exceed eight feet in height along the side yard and rear yard lines as indicated on a site plan in accordance with section 64-162(a)(1)d.

a. On corner lots where the rear lot line is adjacent to a side lot line of an adjoining lot, no fence exceeding four feet in height, with 50 percent through vision, shall be constructed along the side yard line which is next to the street at a distance from the side building line greater than seven feet or 2 1/2 feet in height if not with 50 percent through vision.

b. Where an alley 15 feet or greater in width intervenes between the above-described lots or a natural barrier of 15 feet or greater in width exists such as creeks, railroads, or easements where fences are prohibited, then a fence may be erected on the street side property line.  
(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-260; Ord. No. 96-03, § I(6-251), 2-6-96)

**Sec. 12-491. Retail, commercial and industrial zoned fence regulations.**

For local retail, commercial, industrial, and office zones, the following regulations shall apply:

(1) *Rear yard.* No fence shall be constructed at a height exceeding eight feet along the rear yard property line.

(2) *Side yard.* No fence shall be constructed at a height exceeding eight feet along the side yard property line.

(3) *Front yard.* No fence shall be constructed in the required front yard except as reviewed and approved by the planning and zoning commission. In no case shall said fence exceed eight feet in height, and said fence shall have a minimum through vision of 50 percent and shall not create a traffic hazard.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-261; Ord. No. 96-03, § I(6-252), 2-6-96)

**Sec. 12-492. Temporary construction site fencing.**

Temporary construction site fencing not exceeding eight feet in height shall be permitted to enclose the complete project or a partial area. No such fence erected under this section shall be erected in such position or placed so as to be dangerous or detrimental to the health or safety of any person or obstruct the view so as to constitute a traffic hazard. Temporary construction fences must be removed prior to occupancy of any portion of the facility.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-262)

**Sec. 12-493. Swimming pool enclosures.**

(a) Every swimming pool, or excavation designed or intended to ultimately become a swimming pool shall require a building permit, and while under construction as well as after completion, shall be continuously protected by an enclosure surrounding the pool or excavated area in such a manner as to make such pool or excavated area reasonably inaccessible to small children or animals.

Exceptions:

(1) This provision shall not apply to:

a. Bodies of water other than swimming pools which are owned or controlled by the federal, state, county, or any agency, subdivision, or department thereof;

b. Bodies of water located in natural drainage ways.

(2) In single-family occupancies, the enclosure may surround the entire single-family premises.

(3) In multifamily occupancies, the enclosure may include the courtyard which surrounds the pool.

(b) An enclosure shall be a fence, wall or building not less than four feet in height with no openings, holes, or gaps larger than four inches measured in any direction, except that measurement for a picket fence (one composed primarily of vertical members) shall be measured in a horizontal direction between members.

(c) Gates and doors opening directly into such enclosures shall be equipped with self-closing and self-latching devices designed to keep and capable of keeping such doors and gates securely closed, said latching device to be attached to the gate or door not less than 36 inches above the grade or the floor. Exceptions: The doors of any building forming any part of the enclosure hereinabove required need not be so equipped.

(d) Swimming pools in existence on the effective date of this section shall be fenced in accordance with the requirements hereinabove set forth, and it shall be unlawful to maintain any swimming pool in the corporate limits of the city which is not protected by an enclosure in accordance with the requirements of this section.

(e) All plans submitted to the city for swimming pools to be constructed shall show

compliance with the requirements of this section, and the final inspection and approval of all pools constructed shall be withheld until all requirements of this section have been complied with by the owner, purchaser under contract, lessee, tenant, or licensee.  
(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-263)

**Sec. 12-494. Fences prohibited in drainage easements; fences in utility easements and access requirements.**

(a) No fence shall be constructed within any drainage easement unless the city engineer shall have first determined and advised the building official, in writing, that he believes such fence shall, in all probability, not interfere with or impair the natural flow of water across the drainage easement.

(b) A permit shall not be issued to construct a fence within any utility easement without the written approval of all utility entities. Gates and/or means of access to the easement must be provided by and maintained by the property owner for the installation, repair, and replacement of lines by utility entities.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-264; Ord. No. 96-03, § I(6-255), 2-6-96)

**Sec. 12-495. Penalty clause.**

Any person, firm, company, partnership, corporation, or association violating any provision of this article shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in accordance with section 1-8 of this Code.

(Ord. No. 93-06, pt. 4, 7-6-93; Ord. No. 95-03, pt. 3, 2-7-95; Code 1982, § 6-265)

**Secs. 12-496--12-520. Reserved.**

**ARTICLE IX. ENERGY CONSERVATION CODE\***

---

\***Editor's note:** Ord. No. 02-29, § VII, adopted July 16, 2002, did not specifically amend the Code. Hence, its inclusion herein as Article IX, Section 12-521, was at the discretion of the editor.

---

**Sec. 12-521. Adopted.**

The International Energy Conservation Code, 2009 Edition, published by the International Code Council, as hereafter amended and/or revised, is hereby adopted as the code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of the building envelope, mechanical, lighting, and power systems in the city.

(Ord. No. 02-29, § VII, 7-16-02; Ord. No. 06-25, § VII, 5-02-06)

CITY OF LOCKHART  
CONSTRUCTION STANDARDS

CHAPTER 5 - CONCRETE AND REINFORCING STANDARDS

I. GENERAL

The materials and methods employed for the proportioning and mixing concrete used for paving and other concrete structures and materials used for reinforcing such concrete shall conform to the requirements detailed herein. The concrete shall be composed of Portland cement, mineral filler, and natural aggregates proportioned and mixed as provided herein.

II. CONCRETE FOR STRUCTURES

A. Materials

1. Cement - The cement shall be Type I, Type II, or Type III of a standard brand of Portland cement conforming to ASTM Specification C-150-70. Only one brand of cement will be permitted in any structure.
2. Mixing Water - The water used with the cement shall be clean and suitable for drinking or for ordinary household use.
3. Coarse Aggregate - The coarse aggregate shall consist of gravel, crushed stone, or a combination thereof. Coarse aggregate shall conform to ASTM Specification C-33-67. Gravel shall consist of durable particles of crushed or uncrushed stone of uniform quality throughout. It shall have a wear of not more than 40% when tested according to AASHTO Method T-96. Crushed stone shall consist of durable particles of stone of uniform quality and having the same wear as that required for gravel.
  - a. The coarse aggregate shall be free of an excess of salt, alkali, roots, and other objectionable matter. The grade of aggregate shall be governed by the Class of concrete as specified in Table 4 below.
  - b. The maximum size and the percentage of smaller sizes of material acceptable for the various aggregate grade numbers shall be within the following limits:

TABLE 1 - COARSE AGGREGATE GRADATION CHART  
PERCENT RETAINED

Aggregate Grade No.	Nominal Size	2 1/2 In.	2 In.	1 1/2 In.	3/4 In.	1/2 In.	3/8 In.	No. 4
1	2 1/2"	0	0-20	15-20	60-80			95-100
2	1 1/2"		0	0-5	30-65		70-90	95-100
3	1"		0	0-5	10-40	40-75		95-100
4	3/8"					0	5-30	75-100

ADOPTED BY COUNCIL 4/28/87

DATE(S) REVISED:

4. Fine Aggregate - Fine aggregate shall consist of natural sand and be free from broken material, foreign matter, excess salt, alkali, and vegetable matter. It shall not contain more than 0.5 percent by weight of clay lumps. Fine aggregate shall conform to ASTM Specification C-33-67.

a. To be acceptable as fine aggregate, the sizes and mix of the material shall be within the following limits:

TABLE 2 - FINE AGGREGATE GRADATION CHART

Sieve	Percent Retained
3/8 In.	0%
No. 4	0 - 5%
No. 8	0 - 20%
No. 16	15 - 50%
No. 30	35 - 75%
No. 50	75 - 90%
No. 100	90 - 100%
No. 200	97 - 100%

The sand equivalent shall not be less than 80%.

b. For concrete of Classes A, C, E and F, the fineness modulus shall be between 2.30 and 3.10, determined by adding the percentages by weight retained on sieves 4, 8, 16, 50 and 100 then dividing by 100.

#### B. Admixtures

1. Water reducing admixtures shall conform to Type A or Type D, as set forth in ASTM specification C-494. Air entraining admixtures shall conform to the requirements of ASTM Specification C-260. Before using an admixture, the contractor shall secure, and retain for inspection, certification from the manufacturer that the admixture meets the required specification.

2. Calcium chloride will not be permitted as an admixture.

#### C. Mix Design and Delivery

1. Design and Testing - It shall be the responsibility of the contractor to develop the mix design and to submit it to the City for approval. Testing of all mix design specimens shall be made in an independent testing laboratory.

2. Trial Batches - When trial batches of a mix design are required, they will be made and tested prior to placing the concrete on the job. A mix design from a previous or concurrent job may be used without trial batches if it can be shown that no substantial change in any of the ingredients has been made.

3. Coarse Aggregate Factor - The coarse aggregate factor shall not be more than 0.82 percent except that when the voids in the coarse aggregate exceed 48% of the total dry loose volume, the coarse aggregate factor shall not exceed 0.85. For aggregates of Grades 1, 2, and 3, the coarse aggregate factor shall not be less than 0.70.

4. Water Reducing or Retarding Agents - Water reducing or retarding agents are required for hot weather placement and for continuous slab placement. Otherwise, water reducing or retarding agents may be used with all classes of concrete at the option of the contractor.

ADOPTED BY COUNCIL 4/28/87

DATE(S) REVISED:

5. Batch Size - When transit mix concrete is used, the batch size shall not be less than 50% of the rated capacity of a representative truck.

6. Entrained Air - Entrained air will be required for concrete of Class A and C. The concrete shall be designed to entrain 5% air when Grade 2 coarse aggregate is used and 6% air when Grade 3 coarse aggregate is used. Concrete as placed in the structure shall contain the amounts of air as stated above with a tolerance of plus or minus 1-1/2%. Occasional variations beyond this tolerance will not be cause for rejection. When the quantity of entrained air is found to be above 7% with Grade 2 coarse aggregate, or above 8% for Grade 3 coarse aggregate, additional test beams or cylinders shall be made and tested. If these beams or cylinders pass the minimum flexural or compressive requirements, the concrete will not be rejected because of the variation in entrained air content.

D. Consistency

1. General - Concrete shall be of such consistency as to insure the required workability and result in compact masses with dense and uniform surfaces; the consistency of concrete mixtures shall be such that:

- a. The aggregates will not segregate and mortar will cling to the coarse aggregate.
- b. The concrete when dropped from the discharge chute will flatten out at the center of the pile, but the edges will not flow.
- c. The concrete will not show free water.
- d. The concrete will slide and not flow into place when discharged from metal chutes at an angle of 30° from the horizontal.

2. Variations - The mix design shall not be varied unless authorized by the City. In cases where the characteristics of the aggregates are such that, with the maximum allowable amount of water, the consistency requirements cannot be satisfied, the contractor may furnish additional cement, aggregates, mineral filler, or aggregate of a different character which will produce the desired results. The addition of water to the approved batch design to provide workability will not be permitted.

3. Slump Requirements - Slump requirements for designated structures shall be within the following limits:

TABLE 3 - SLUMP REQUIREMENTS

	Desired Slump	Maximum Slump
Cased Drilled Shafts	5	6
Uncased Drilled Shafts	4	5
Thin Walls (9" or less)	4	5
Pre-stressed Members	4	5
Slabs	3	4
Caps	3	4
Column	3	4
Piers	3	4
Wall (over 9")	3	4
Underwater or Seal Concrete	5	6
Rip-rap and Miscellaneous	As directed by City.	

ADOPTED BY COUNCIL 4/28/87  
DATE(S) REVISED:

4. Rejection - Remedial Measures - Any concrete failing to meet the above consistency requirements will be considered unsatisfactory although the concrete meets the required slump test. In cases where the characteristics of the aggregate furnished are such that, with the maximum allowable amount of water, the specified slump and consistency requirements are not met, the contractor may provide additional cement or aggregates of an improved grading, to cause the concrete to meet the slump and consistency requirements.

E. Classification

Concrete shall be classified as set forth below. Class A shall be utilized if engineering plans do not designate the classification to be used in a particular structure.

TABLE 4 - CONCRETE CLASSES

Class	Sacks of Cement per C. Y.	Min. Comp. Strength (28 Day)	Min. Beam Strength (7 Day)	Maximum W/C Ratio	Coarse Aggregate Grade No.
A	5	3000	500	6.5	2-3-4*
B	4	2000	330	8.0	2-3-4*
C	6	3600	600	6.0	1**-2-3
D	3	1500	250	11.0	2-3-4*
E	6	3000	500	7.0	2-3

\* Must have prior approval of City’s Engineer before Grade 4 aggregate may be used.

\*\* Grade 1 may be used in foundation only, provided foundation does not include drilled shafts.

Concrete of Classes A and C shall be air entrained.

F. Testing of Concrete

1. During the progress of the work, an independent testing laboratory shall cast cylinders and/or test beams for testing of compressive and/or flexural strength. The City may waive the actual testing for small structures such as for manholes, culverts, inlets, or small rip-rap placements; however, no such waiver shall be given if the placement equals or exceeds 25 cubic yard.

2. If testing is required before removal of forms or falsework, the cylinders or beams shall be cured at the jobsite and in the same method as the concrete which the test sample represents. Tests made for design strength concrete shall be cured in accordance with TDHPT Bulletin C-11.

3. Quality control shall be based on seven day compressive strengths which are compatible with the strengths of the design mix. A new batch design shall be made if these tests do not meet the expected design strengths.

ADOPTED BY COUNCIL 4/28/87  
DATE(S) REVISED

### G. Placement Conditions

1. The concrete shall be missed in quantities required for immediate use. Concrete shall be placed within the time limits, corresponding to the temperature limits, set out below. Re-tempering of the mix will not be permitted.

<u>Air Temp. or Concrete Temp.</u>	<u>Maximum Time In Mixer</u>
40°F to 74°F	90 Minutes
75°F to 89°F	60 Minutes
90°F and above	45 Minutes

2. In threatening weather, which may result in conditions which will affect the quality of the concrete, the City may order postponement of the work. Where work has started and changes in weather conditions require protective measures, the contractor shall furnish adequate shelter to protect the concrete against damage from rainfall or freezing temperatures.

### III. REINFORCING STEEL

#### A. Description

The provisions of this section shall govern the furnish and placing of reinforcing steel where indicated in these specifications and/or as shown on the details.

#### B. Materials

1. General - Except where otherwise designated on the plans, all bar reinforcement shall be deformed and shall conform to ASTM Specification A-615, Grades 40, 60, or 75, and shall be open hearth, basic oxygen, or electric furnace new billet steel.

2. Spiral Reinforcement - Spiral reinforcement shall be smooth (not deformed) bars or wire of the minimum diameter shown on the plans, and shall be made by one or more of the following processes: open hearth, basic oxygen, or electric furnace. Bars shall be rolled from billets reduced from ingots and shall comply with ASTM Specification A-615, Grades 40 or 60, except for deformation. Wire shall be cold-drawn from rods that have been hot rolled from billets and shall comply with ASTM Specification A-82.

3. Wire - Wire shall conform to the requirements for cold-drawn steel wire for concrete reinforcement, ASTM Specification A-82. Wire fabric, when used as reinforcement, shall conform to ASTM Specification A-185.

#### C. Bending

The reinforcement steel shall be bent cold, true to the shapes indicated on the plans. Preferably, the bending shall be done in the shop. Irregularities in bending will be cause for rejection.

ADOPTED BY COUNCIL 4/28/87  
DATE(S) REVISED

D. Storing

Steel reinforcement shall be stored above the surface of the ground upon platforms, skids, or other supports and shall be protected as far as practicable from surface deterioration caused by exposure to conditions producing rust. When placed in the work, reinforcement shall be free from dirt, paint, grease, oil, or other foreign materials. Rust, surface seams, surface irregularities, or mill scale will not be cause for rejection, provided the minimum dimensions, cross-sectional area, and tensile properties of a specimen, wire brushed by hand, meets the physical requirements for the size and grade of steel specified.

E. Splices

1. No splicing of bars, except when provided on the plans, or specified herein, will be permitted. Splices will not be permitted in the main reinforcement at points of maximum stress. When permitted in the main bars, splices in adjacent bars must be staggered a minimum of two splice lengths.

2. When splicing of reinforcement bars is permitted in the plans and specifications, the splice overlap must conform to the limits set out below.

TABLE 5 - BAR SPLICING

A minimum of 12 inches of overlap is required.

Horizontal bars with less than  
12 inches of concrete below the bar.....20 bar diameters

Horizontal bars with more than  
12 inches of concrete below the bar.....35 bar diameters

Vertical Bars .....30 bar diameters

3. Splices not provided for on the plans will be permitted subject to the following limitations:

- a. Applicable to Grade 40 bars only, sizes No. 8 and smaller.
- b. Splices will not be permitted in bars of less than 20 feet in plan length.
- c. The bars to be placed in firm contract and firmly wired together.
- d. All such splices must have the minimum specified concrete cover.
- e. In no case will welding of reinforcement bars be permitted.

F. Placing of Reinforcement

1. Reinforcement shall be placed as near as possible in the position shown on the plans. Unless otherwise shown on the plans, dimensions shown for reinforcement are to the centers of the bars. In the plane of the steel parallel to the nearest surface of concrete, bars shall not vary from plan placement measurement by more than one-twelfth (1/12) of the spacing between the bars. In the plane of the steel perpendicular to the nearest surface of concrete, bars shall not vary from plan placement by more than one-fourth (1/4"). Cover of concrete to the nearest surface of steel shall meet the above requirement, but shall never be less than one inch (1").

ADOPTED BY COUNCIL 4/28/87  
DATE(S) REVISED

2. Vertical stirrups shall always pass around the main tension members and be attached securely thereto. The reinforcing steel shall be spaced the required distance from the form surface by means of approved galvanized metal spacers, metal spacers with plastic coated tips, stainless steel spacers, or plastic spacers.

3. Mats of wire fabric shall overlap each other sufficiently to maintain a uniform strength and shall be fastened securely at the ends and edges.

4. No concrete shall be placed until the City has inspected the assembly of the reinforcing steel and given permission to proceed.

ADOPTED BY COUNCIL 4/28/87  
DATE(S) REVISED

## CONSTRUCTION STANDARDS

### CHAPTER 6 - ELECTRIC DISTRIBUTION SYSTEM STANDARDS

#### I. General

- A. The City of Lockhart is capable of supplying primary service through the city electrical distribution system. Available voltages include single-phase 7.2 KV and three-phase 12.47 KV.
- B. In those developments having distribution and design requirements which are not adequately served by the requirements of this chapter, the developer will have an electrical distribution system designed by an engineer competent to make such design. The design, plans, and details required by such system shall be certified by the design engineer and must be approved by the City prior to construction.
- C. Primary underground services in overhead distribution areas will be provided where the City determines the size or service requirements of the load to make such installation necessary or desirable.
- D. Meter loops, whether for overhead or underground secondary service, shall not be installed on the same pole with transformers, re-closures, voltage regulators, or any other distribution devices, unless approved by the City.
- E. All equipment installed shall be new and shall meet the minimum requirements of the NEC.
- F. All secondary current exceeding 1200 amps shall utilize a City approved weatherproof bus trough at the meter installation. Troughs on the supply side of the meter installation shall be so constructed that a City seal can be used to prevent unauthorized opening.
- G. No pole, anchor, trench wall, or concrete pad shall be placed closer than two feet (2') to a property line.
- H. All electrical facilities installed are subject to inspection by the City during any phase of construction. **Prior to backfill of trenches in underground installation, the City must inspect and approve the installation. Prior to placement of concrete, the City must approve such installations. Before the system is energized, approval from the City must be obtained.**

ADOPTED BY COUNCIL 04/28/87  
DATE(S) REVISED: 05/18/04

II. Overhead Service

A. Primary

In new subdivisions, the minimum conductor size shall be No. 1/0 conductor on 40 foot class 4 poles. Larger conductors may be required by the City if determined necessary. Poles shall be placed a minimum of six feet (6') into ground and in such location as necessary to provide service to each lot, but not more than 300 feet (300') apart depending upon wire size. Main line disconnects shall be installed where connection will be made to the existing system.

B. Transformers

1. The largest pole mounted transformer shall be 167 KVA.
2. The largest pole mounted transformer bank shall be three (3) 167 KVA transformer on a class 2 pole.
3. In all residential subdivisions, the minimum transformer size shall be 50 KVA.
4. Permanent access shall be provided suitable, for the heavy equipment required to service any ground-mounted transformer bank.
5. Transformers shall not contain PCB's and shall be so marked.

C. Secondary

A minimum of 65 feet of secondary conductor for each lot to be served shall be furnished at each transformer pole.

D. Clearances

1. The point of attachment of a service drop to a building or other structure shall be high enough to provide the following minimum clearances:

<u>Feature</u>	<u>Clearance</u>
Sidewalks .....	10 feet
Residential Driveways .....	15 feet
Commercial Driveways and Parking Lots .....	18 feet
Public Streets, Roads, Highways and Alleys .....	27 feet

2. The point of attachment shall not be higher than 30 feet unless necessary to obtain the required clearance.
3. The City may require extra service poles be set so as to clear obstructions.

ADOPTED BY COUNCIL 04/28/87  
DATE(S) REVISED: 05/18/04

### III. Underground Services

#### A. Primary

In subdivisions, the minimum conductor size shall be City approved, URD Type, 1/0 aluminum 15 kv-220 mil TRXLP insulation full concentric neutral in a two inch (2") schedule 40 conduit. Larger conductors may be required by the City if determined necessary. Pull boxes shall be installed in the easements required to ensure that conduit ends are accessible at intervals of not more than 200 feet. The developer shall furnish primary terminators where connections are made to the existing system and the City will assist termination.

#### B. Transformers

1. In all residential subdivisions, the minimum transformer size shall be 50 KVA.
2. Transformers shall be furnished with primary elbows, secondary lugs, and automatic reset fault indicators for each phase on the primary elbow.
3. Transformers shall not contain PCB's and shall be so marked.
4. Each transformer will be mounted on a reinforced concrete slab. (See Details, E-12, pg. 26)

#### C. Secondary

1. Each junction box shall include a secondary conduit for each lot to be served, extending not less than three feet (3') from under the pad and in the general direction that such service is to be provided, and such other conduits as are necessary for installation of street lights and services.
2. Street light service conduit shall be a minimum of 1-¼ inch (1-¼") diameter.
3. CT metered services shall have a minimum of a one inch (1") conduit between the pad-mounted transformer and the meter socket.
4. Single-phase riser and conduit from transformers and/or secondary pads shall have a minimum size of two inch (2") for meter loops up to 200 amps, three inch (3") conduit for meter loops greater than 200 amps, and such other additional runs of conduit as may be required for larger loads. A three-phase riser and conduit from transformers and/or secondary pads shall have a minimum of three (3) each two inch (2") conduits.

#### D. Trench Safety (Added)

1. All trenches having a depth of more than five feet (5') shall be provided with a suitable form of safety system to prevent trench collapse.
2. Such safety system shall be designed by the sub-divider's or contractor's engineer to meet the Occupational Safety and Health Administration standards.
3. The contractor shall ensure that the safety system is properly utilized at all times that there is a requirement for the safety system.
4. The engineer designing the safety system shall inspect such system to ensure its proper installation and utilization.

#### IV. Grounding

- A. A permanent ground-connection from a driven ground rod and attached to the neutral terminal of the meter socket shall be provided.
- B. The grounded neutral conductor shall be electronically continuous from the weatherhead through the meter loop for all service entrance conductors. The grounded conductor shall be positively identified by the use of white tape or other suitable method.
- C. Service grounding from the ground rod to the meter socket shall be minimum No. 6 copper wire or equivalent installed in 1/2-inch (1/2") conduit, or its equivalent.

#### V. Metering, Meter Loops and Service Drops

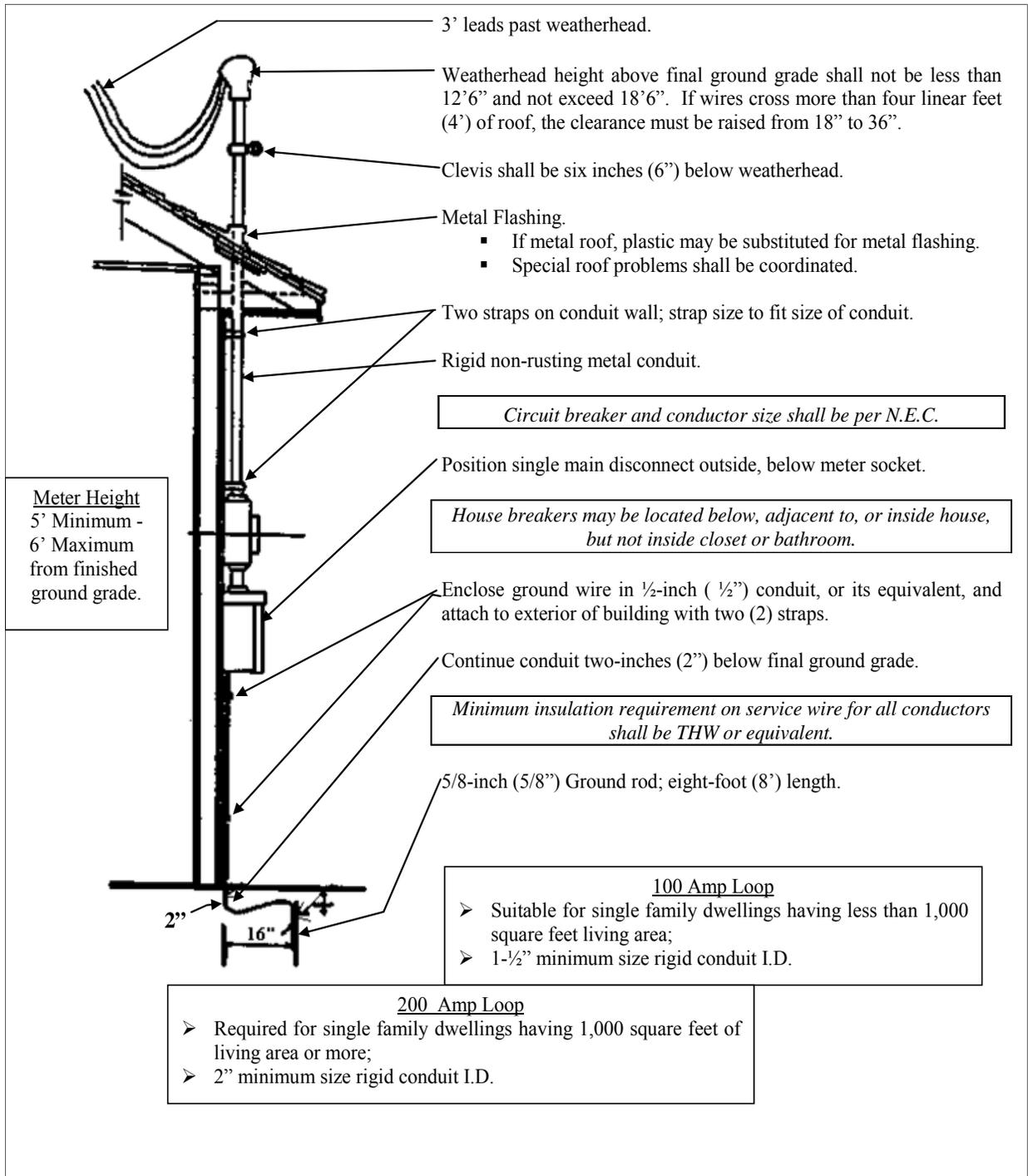
- A. The builder shall be responsible for furnishing and correctly installing all equipment for meter loops including trough, meter sockets, riser conduit and fittings, weatherhead, and sufficient approved conductors of five feet (5') minimum excess length out of the weatherhead unless added length is requested by the City.
- B. City must inspect the meter loop from the socket to the weatherhead to ensure acceptable wiring and termination practices.
- C. Standard permanent poles for meter loop services shall normally be 25 feet in height from grade, except where certain clearance conditions exist, with the meter socket between five and six feet (5' and 6') in height from grade, with a minimum conduit riser length to the weatherhead of 15 feet.
- D. **Meter loops will no longer be set on City poles.** If a pole is required on private property, the customer will be responsible for installing a city approved pole (30-4) and for requesting and obtaining an approved inspection by the City.
- E. The developer shall furnish all C.T. metering and meters, including primary metering. The City will assist with installation of meters.
- F. Bare or insulated wire shall be furnished and installed in service entrance as a bond between equipment ground and the City's common neutral system. The conductor shall be appropriately sized, but in no case shall it be less than No. 6 copper or equivalent.
- G. A solid point of attachment for supporting the service drop on the building shall be provided.
- H. A service pole shall be set in those cases where proper clearance from ground, trees, and other obstructions can be obtained, but the distance from the transformer pole to the point of attachment is more than 100 feet.
- I. Meters will not be located where they will interfere with traffic, on sidewalks or driveways, or where they will obstruct the opening of doors or windows.
- J. Meter mounting devices shall be installed so that the disc of the meter when installed will be exactly level.
- K. When more than one meter is installed, as on duplex apartments or apartment houses, the meters are to be grouped at a point accessible to the City at all times. Each meter socket shall be clearly and permanently marked by the person installing it to show the apartment number and/or address to be served by the meter.

#### VI. Street Lights

- A. Street lights will no longer be installed on private property.
- B. In subdivisions, street lights shall be furnished and installed according to the current City street light policy.
- C. The street light installation shall be a 250 watt mercury vapor fixture with a photocell switch, a 30 amp fuse, and a 250 watt high pressure sodium bulb mounted at a height of 30 feet on an aluminum pole or metal pole approved by the City, with a minimum four foot (4') arm, or longer if so required by the City.

## ELECTRICAL SYSTEM DETAILS

<u>DETAILS</u>	<u>Detail No.</u>	<u>Page No.</u>
Single Overhead Service, Single Phase Meter Loop	E- 1	90
Overhead Service, Multiple Metering	E- 2	91
Overhead to Underground, Single Phase Primary Riser	E- 3	92
Overhead Primary to Underground, Single Phase Secondary Riser	E- 4	93
Overhead to Underground with Meter at Pole, Single Phase Meter Loop Installation	E- 5	94
Overhead to Underground, Mobile Home Park Meter Loop	E- 6	95
Trench Installation (Single Phase Illustrated)	E- 7	96
Single Underground Service Single Phase Meter Loop	E- 8	97
Underground Secondary Service Multiple Metering in Apartment Complex	E- 9	98
Overhead Service, Temporary Meter Loop	E-10	99
Underground Service, Temporary Meter Loop	E-11	100
Typical Transformer Pad	E-12	101
Overhead Primary to Underground 3 Phase Secondary Riser	E-13	102
Single Underground Service, J-Box Installation	E-14	103



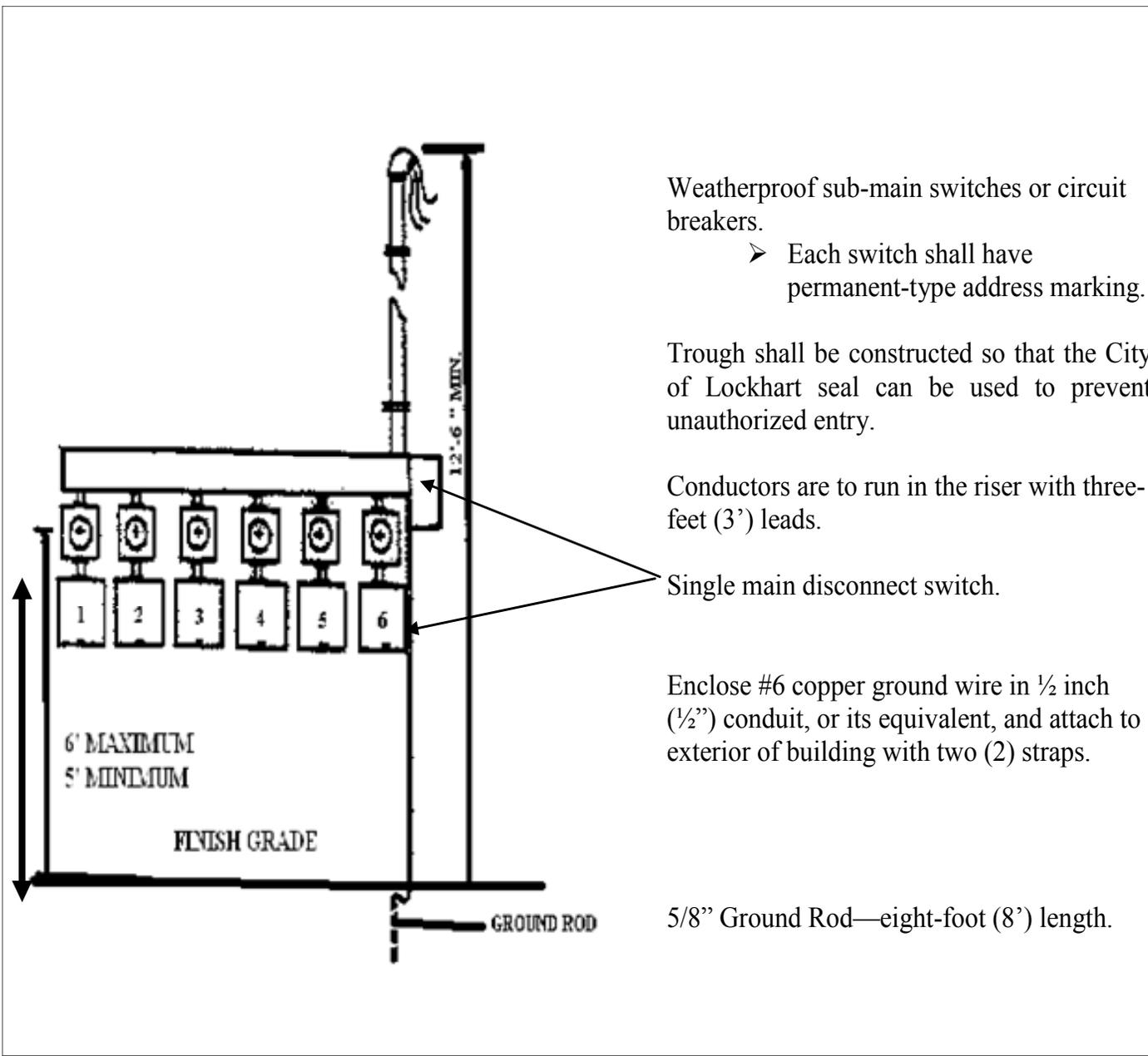
**SINGLE OVERHEAD SERVICE**  
**SINGLE PHASE METER LOOP**

CITY OF LOCKHART

**E - 1**

N.T.S.

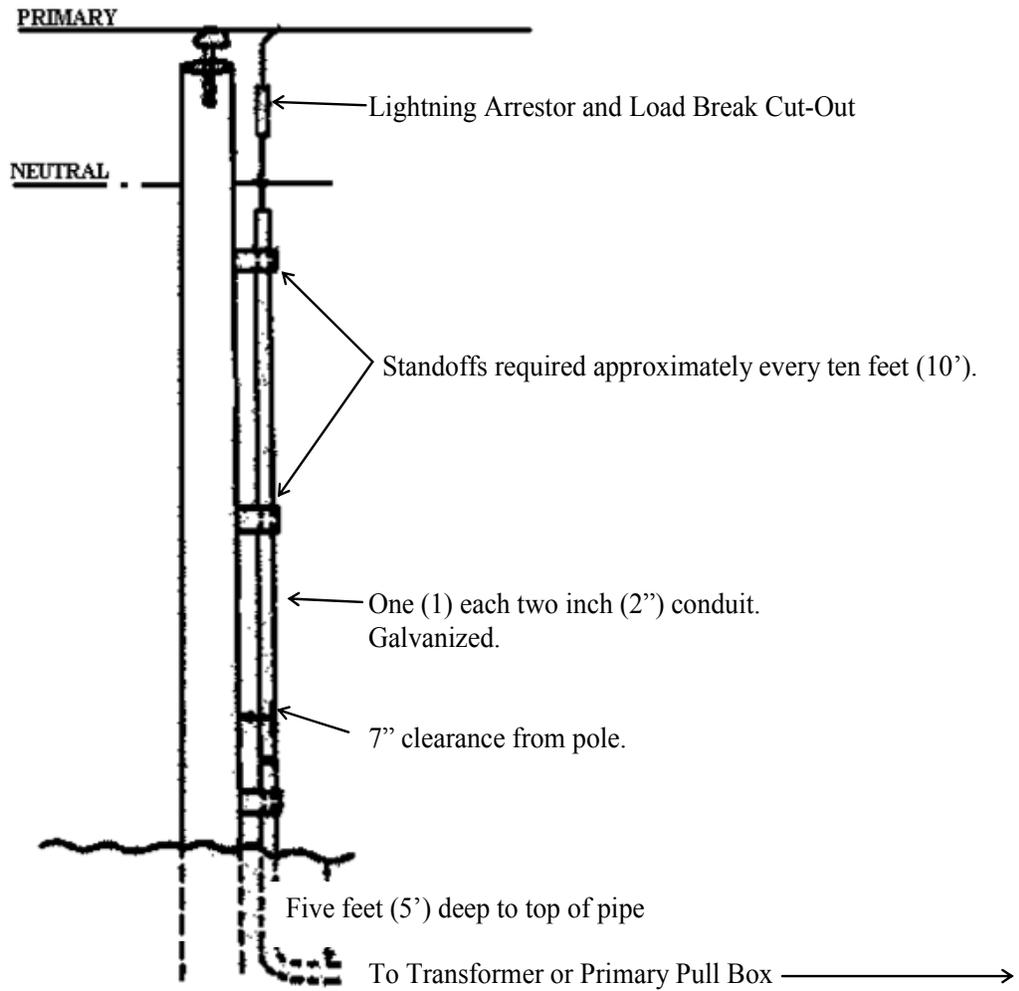
ADOPTED BY COUNCIL 04/28/87  
DATE(S) REVISED: 05/18/04



**OVERHEAD SERVICE**  
**MULTIPLE METERING**

CITY OF LOCKHART    **E - 2**    N.T.S.

ADOPTED BY COUNCIL 04/28/87  
DATE(S) REVISED: 05/18/04



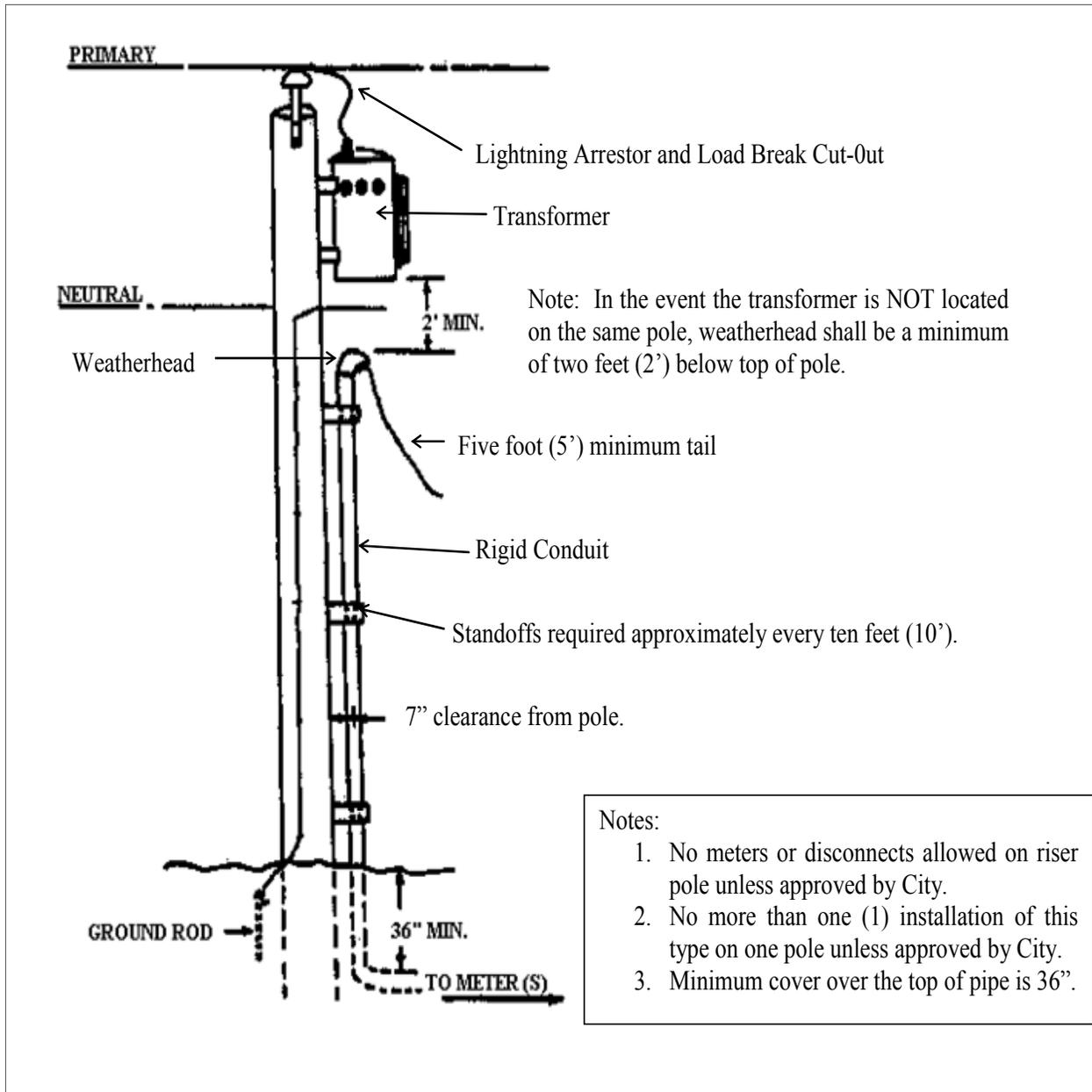
**OVERHEAD TO UNDERGROUND**  
**SINGLE PHASE PRIMARY RISER**

CITY OF LOCKHART

**E - 3**

N.T.S.

ADOPTED BY COUNCIL 04/28/87  
 DATE(S) REVISED: 05/18/04



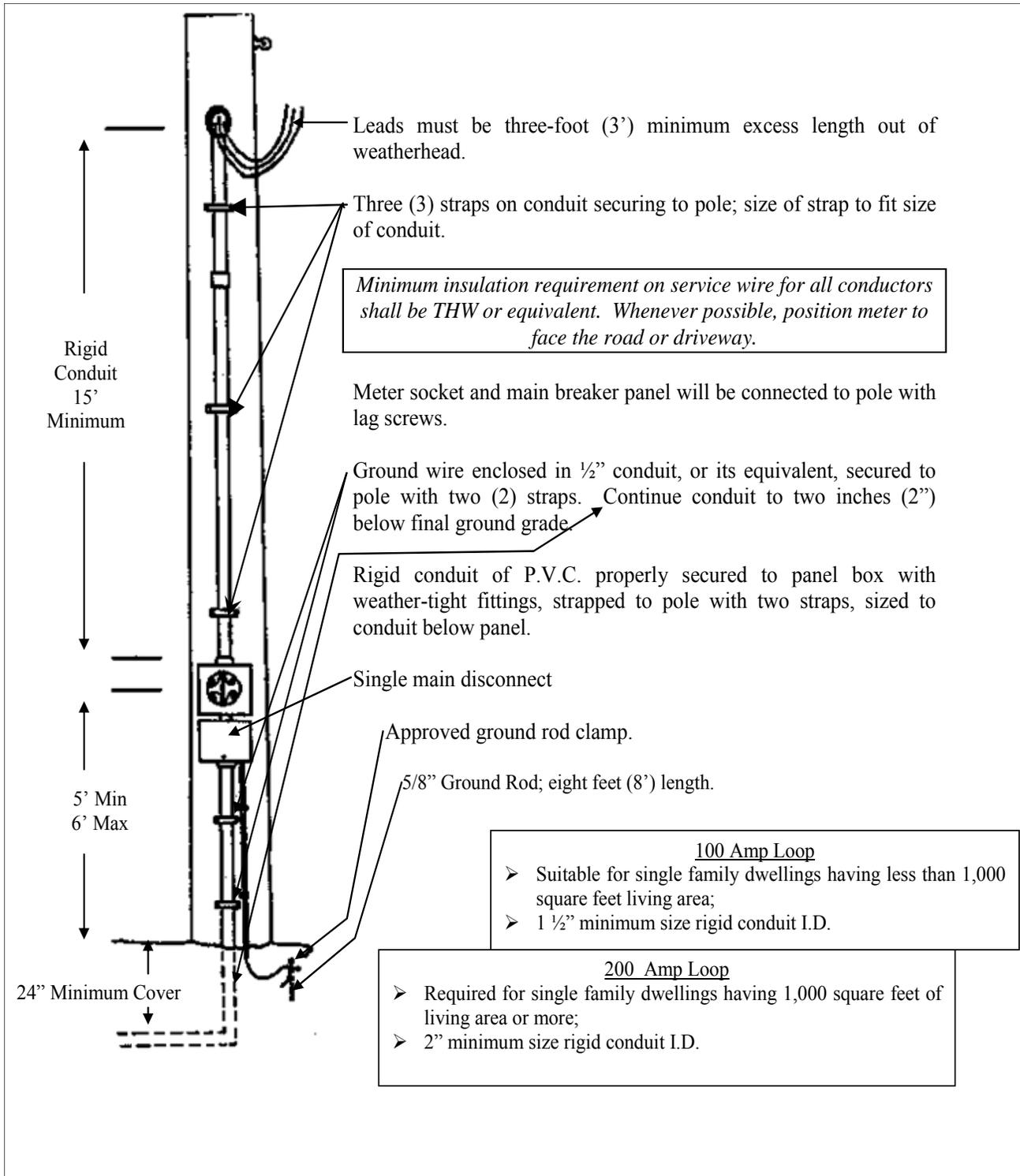
**OVERHEAD PRIMARY TO UNDERGROUND**  
**SINGLE PHASE SECONDARY RISER**

CITY OF LOCKHART

**E - 4**

N.T.S.

ADOPTED BY COUNCIL 04/28/87  
DATE(S) REVISED: 05/18/04



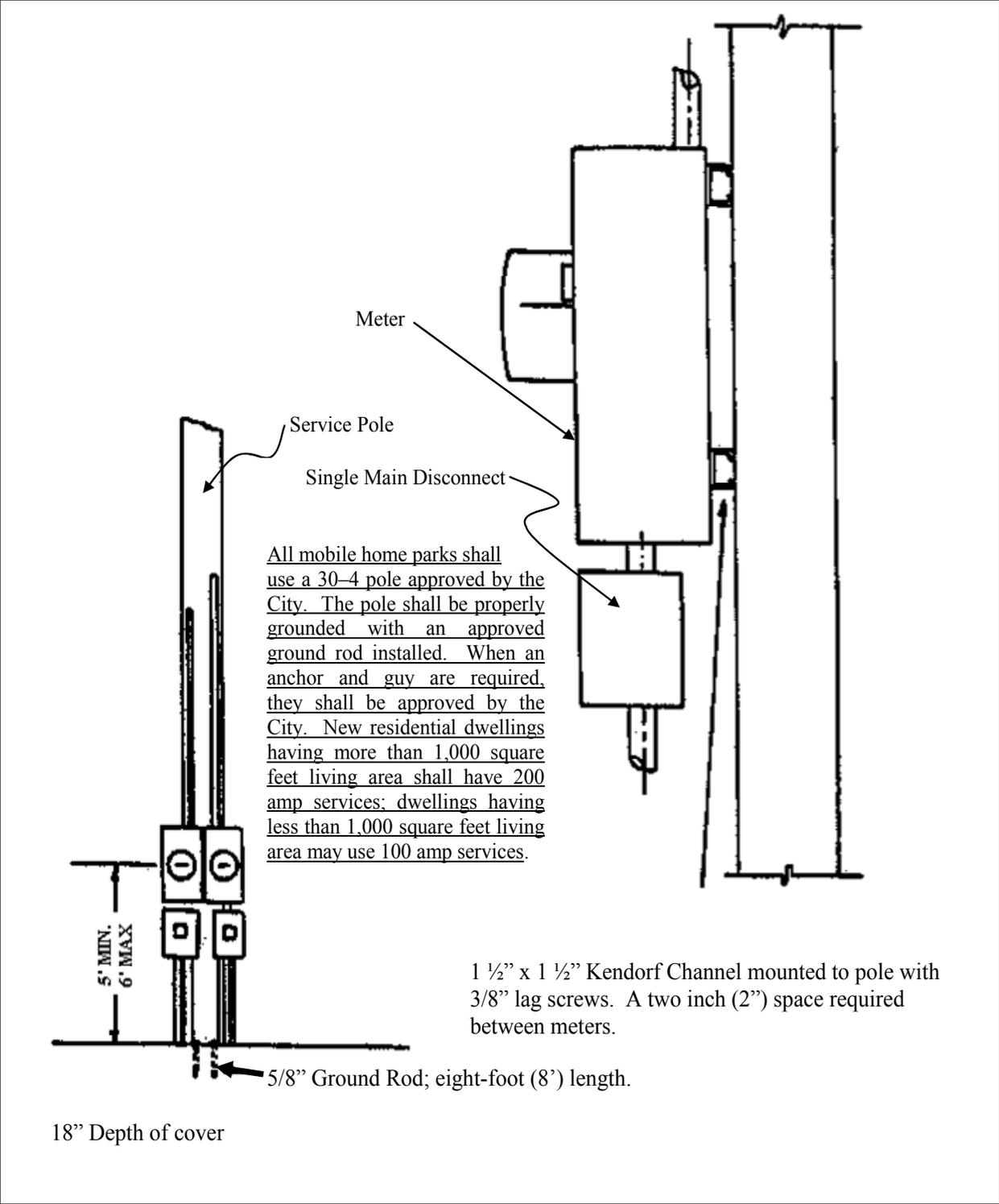
**OVERHEAD TO UNDERGROUND WITH METER AT POLE**  
**SINGLE PHASE METER LOOP INSTALLATION**

CITY OF LOCKHART

**E - 5**

N.T.S.

ADOPTED BY COUNCIL 04/28/87  
 DATE(S) REVISED: 05/18/04



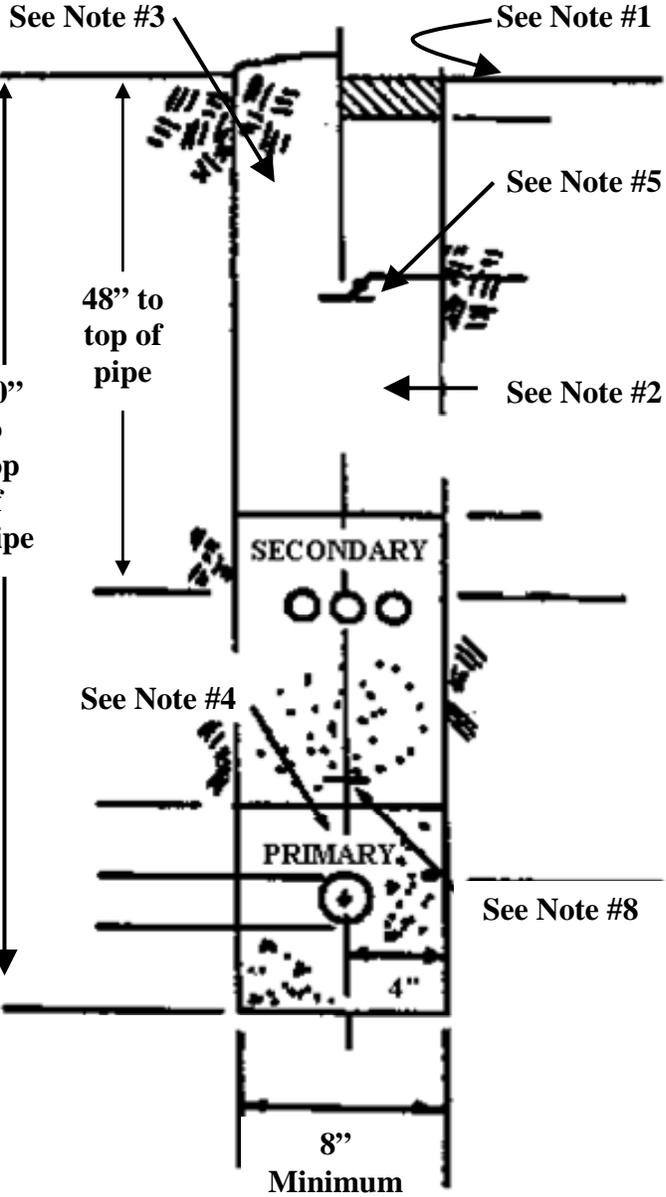
**OVERHEAD TO UNDERGROUND**  
**MOBILE HOME PARK METER LOOP**

CITY OF LOCKHART

E - 6

N.T.S.

ADOPTED BY COUNCIL 04/28/87  
 DATE(S) REVISED: 05/18/04



**SINGLE PHASE ILLUSTRATED**

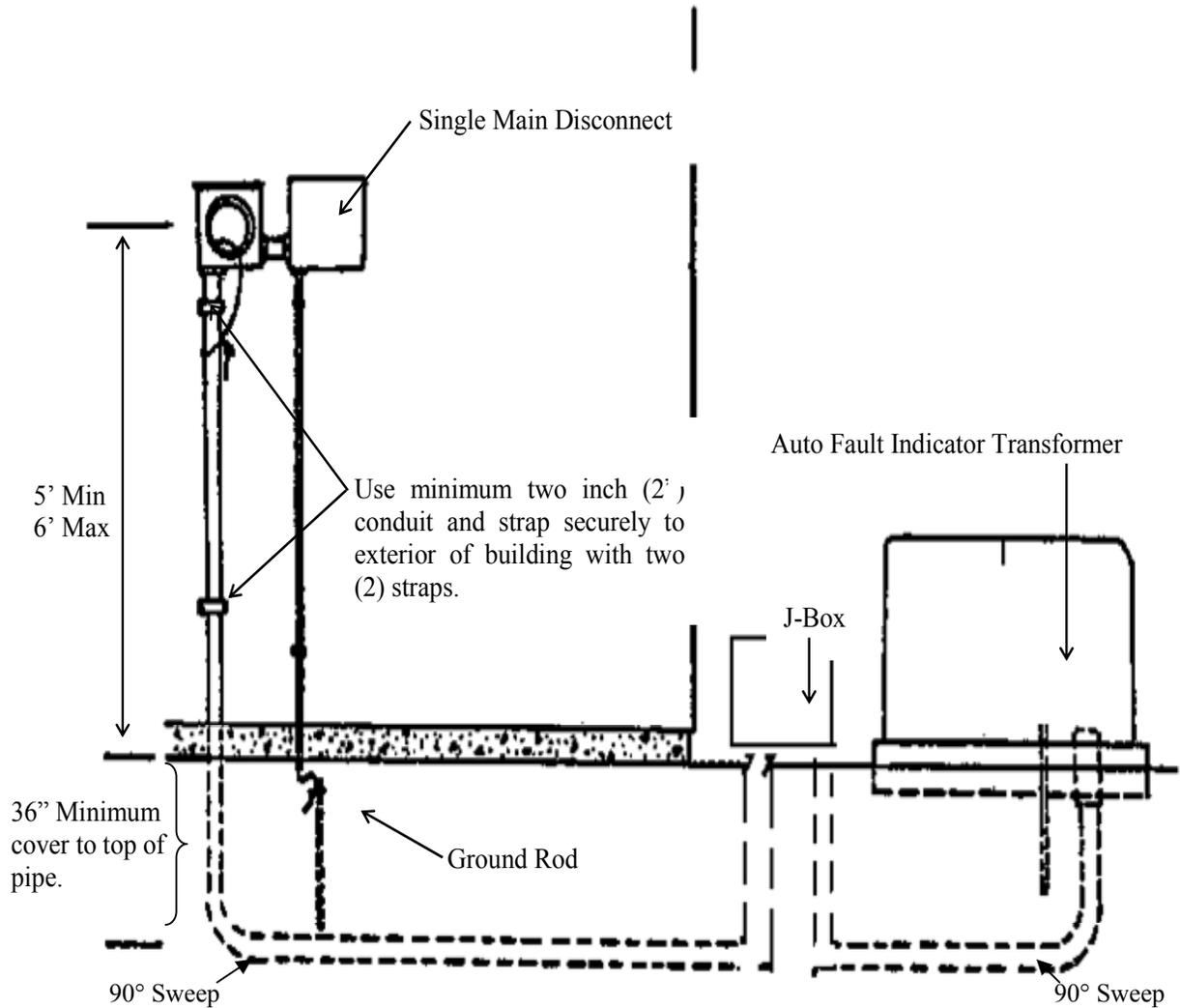
**Notes**

1. When crossing existing streets and driveways, surface material shall be equal to material removed—minimum amounts include 8" gravel, 1-½" asphalt, or 6" concrete.
2. Installation of compacted crushed stone (100%) as per TDHPT Method TEX 113-E, is required when crossing existing streets or driveways.
3. Normal backfill from spoil (maximum 6" in greatest dimension).
4. Granular bedding as required.
5. A yellow or red plastic identification tape with black lettering that reads "BURIED ELECTRIC CABLE BELOW" must be placed in the cable trench at a depth of 12" to 13" below finished ground grade.
6. At no time will any conduit, pipe, or direct burial cable, whether communications, gas, or water, be placed closer than 24" vertically or horizontally from any underground electrical conductor.
7. At no time will any electric line be connected for service if found to cross under any building foundation.
8. When cables are positioned at more than one (1) level in the same trench, additional identification tape must be placed between levels.

**TRENCH INSTALLATION**

CITY OF LOCKHART      **E - 7**      N.T.S.

ADOPTED BY COUNCIL 04/28/87  
DATE(S) REVISED: 05/18/04



**NOTE**

**METER SHALL BE MOUNTED ON SIDE OF BUILDING AND AT A POINT ACCESSIBLE TO SERVICE LATERAL CONDUCTORS, EXCEPT WHERE METER IS NEXT TO TRANSFORMER.**

**SINGLE UNDERGROUND SERVICE**  
**SINGLE PHASE METER LOOP**

CITY OF LOCKHART

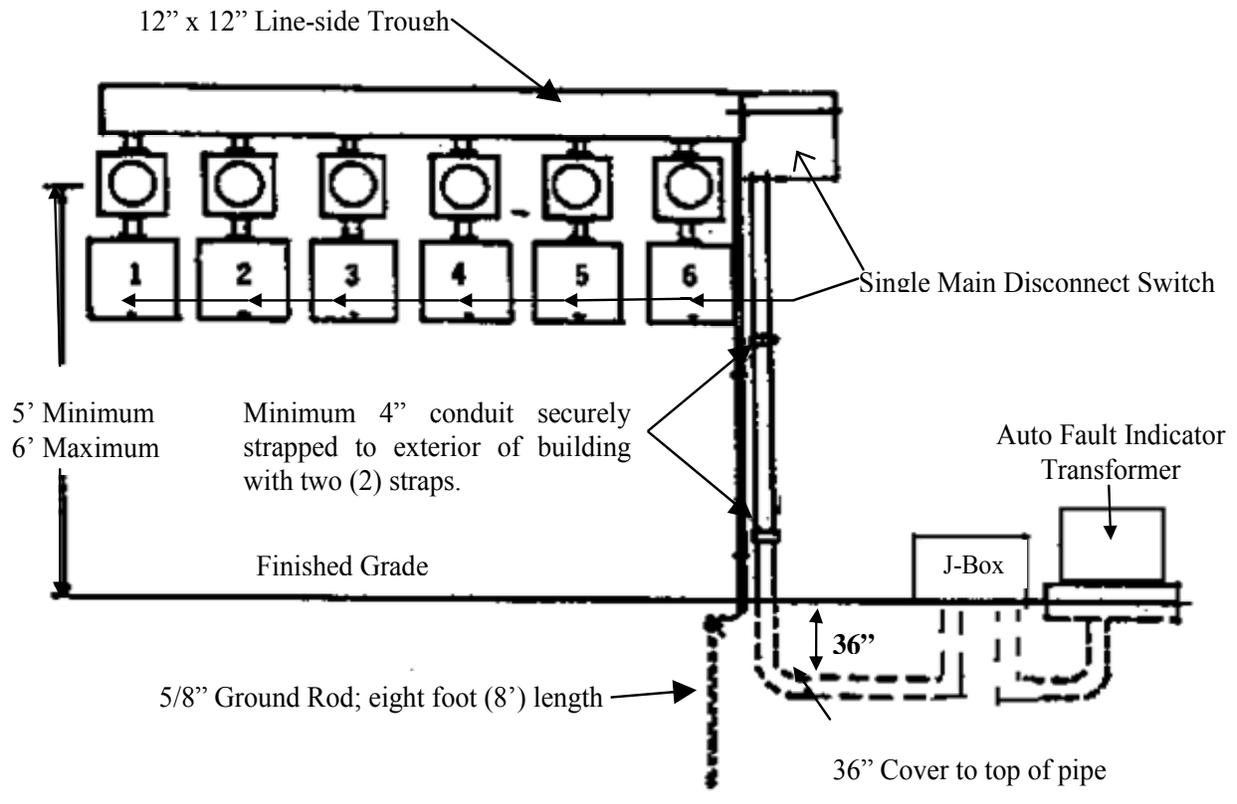
**E - 8**

N.T.S.

ADOPTED BY COUNCIL 04/28/87  
DATE(S) REVISED: 05/18/04

Weatherproof sub-main switches or circuit breaker –  
Each switch shall have permanent type address marking.

Trough shall be so constructed that the City of Lockhart seal can be used to prevent  
unauthorized entry.



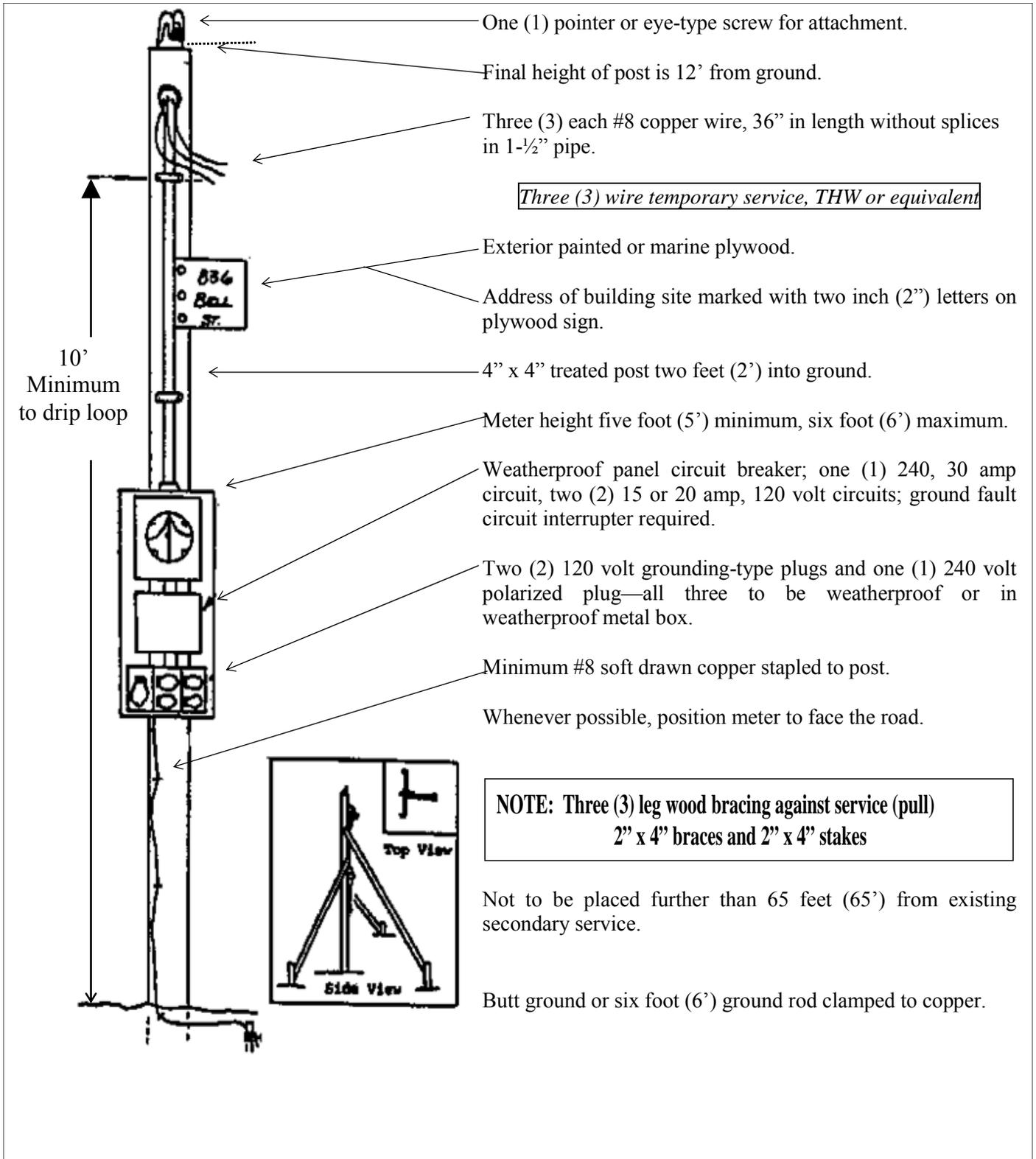
**UNDERGROUND SECONDARY SERVICES**  
**MULTIPLE METERING IN APARTMENT COMPLEX**

CITY OF LOCKHART

E - 9

N.T.S.

ADOPTED BY COUNCIL 04/28/87  
DATE(S) REVISED: 05/18/04



**OVERHEAD SERVICE**  
**TEMPORARY METER LOOP**

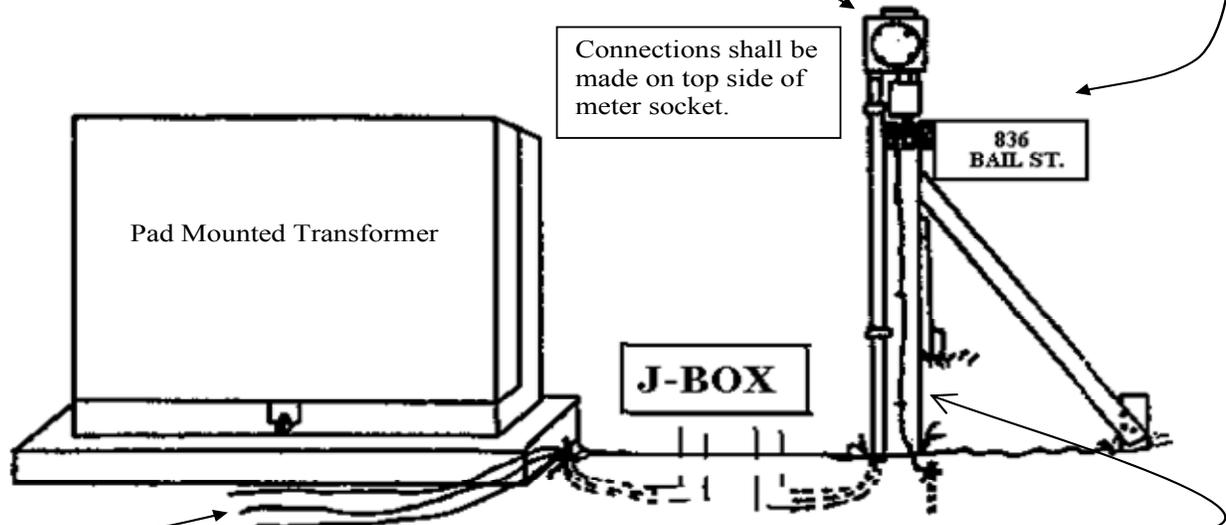
CITY OF LOCKHART    **E -10**    N.T.S.

ADOPTED BY COUNCIL 04/28/87  
DATE(S) REVISED: 05/18/04

painted or marine plywood.  
 site marked with two inch (2")  
 on plywood sign.

Exterior  
 Address of building  
 letters

Meter height five foot (5') minimum—six foot (6') maximum.



Connections shall be made on top side of meter socket.

Leads to be at least five feet (5') in length and all wires from the transformer to the J-Box and from the meter loop to the J-Box shall be in schedule 40 PVC pipe, flexible corylon pipe, or approved raceway conduit by N.E.C.

Temporary meter loop shall be placed at least 10 feet from existing secondary service.

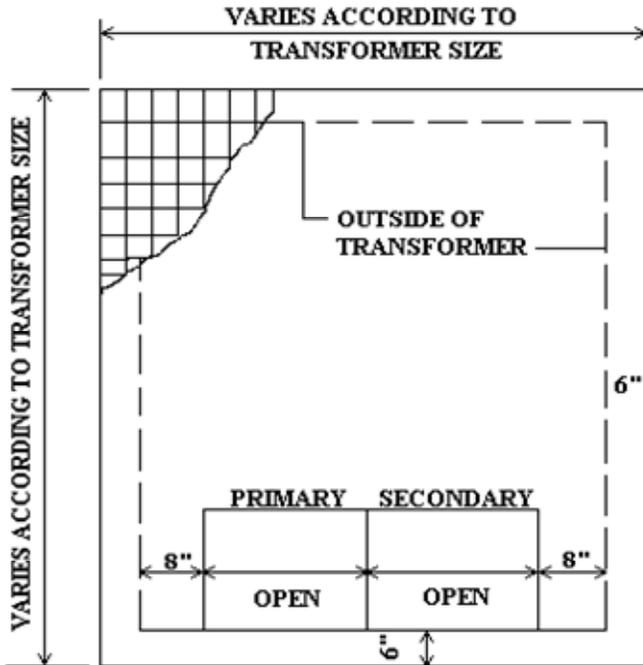
**UNDERGROUND SERVICE**  
**TEMPORARY METER LOOP**

CITY OF LOCKHART

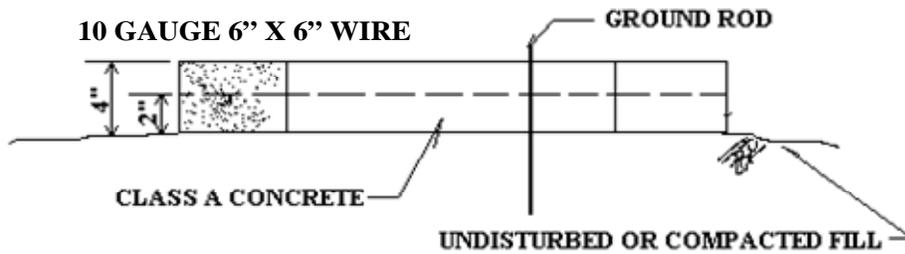
**E - 11**

**N.T.S.**

ADOPTED BY COUNCIL 04/28/87  
 DATE(S) REVISED: 05/18/04



**FRONT VIEW**



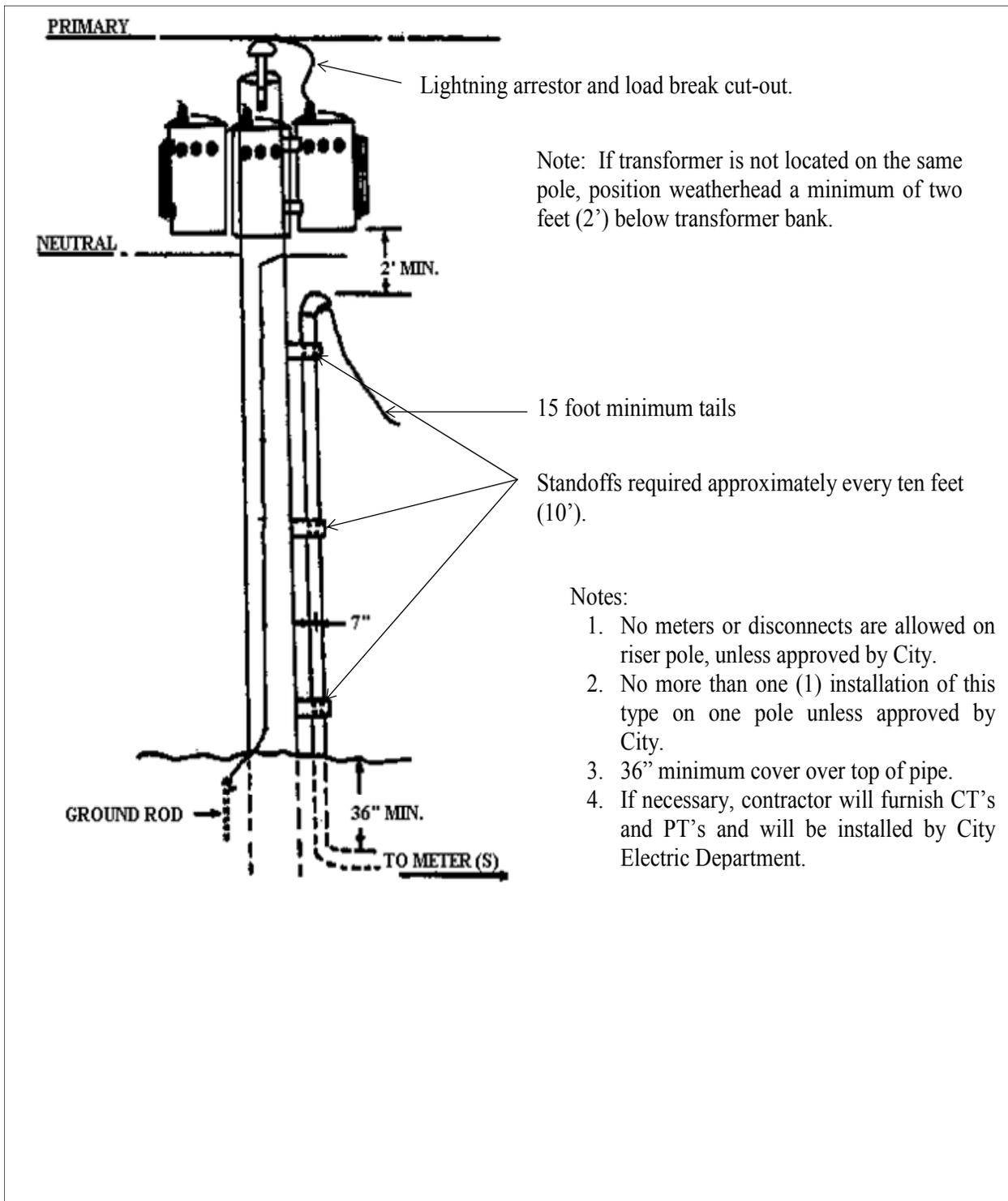
**TYPICAL TRANSFORMER PAD**

CITY OF LOCKHART

**E - 12**

N.T.S.

ADOPTED BY COUNCIL 04/28/87  
DATE(S) REVISED: 05/18/04



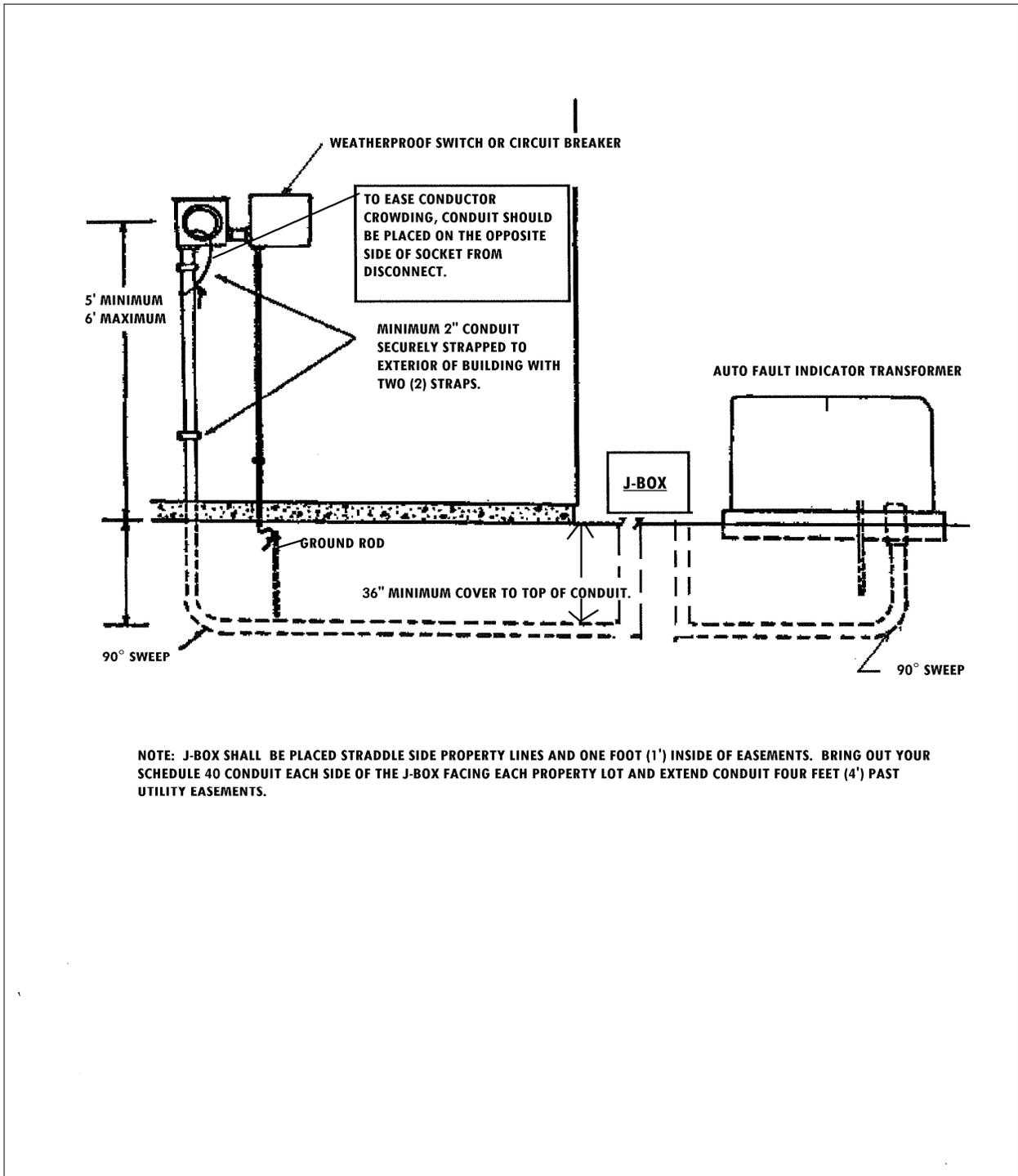
**OVERHEAD PRIMARY TO UNDERGROUND**  
**THREE PHASE SECONDARY RISER**

CITY OF LOCKHART

**E -13**

N.T.S.

ADOPTED BY COUNCIL 04/28/87  
 DATES REVISED: 05/18/04



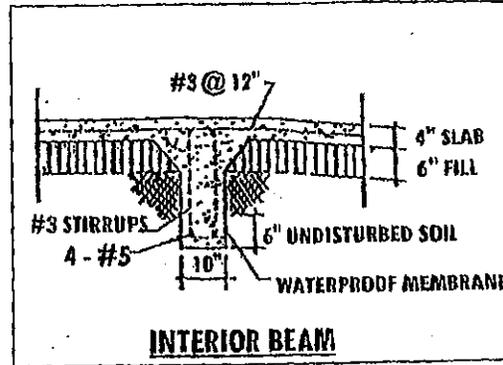
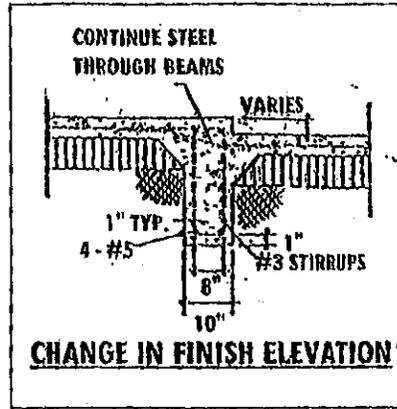
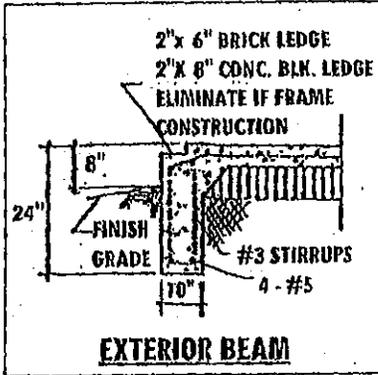
**SINGLE UNDERGROUND SERVICE**  
**J-BOX INSTALLATION**

CITY OF LOCKHART      E-14      N.T.S.

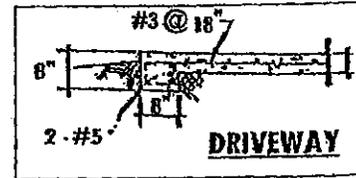
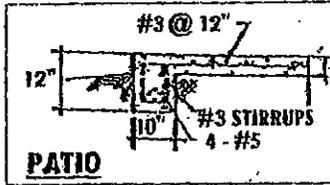
ADOPTED BY COUNCIL 4/28/87  
DATE(S) REVISED:

**CITY OF LOCKHART MINIMUM STANDARD - MONOLITHIC CONCRETE SLAB CONSTRUCTION**

JULY 1997



**20' X 20' MAXIMUM BUILDING  
GARAGE & STORAGE**



**ALL CONCRETE SLAB-ON-GROUND CONSTRUCTION SHALL COMPLY WITH THESE MINIMUM STANDARDS:**

VARIATIONS ARE ACCEPTABLE WHERE SOIL INVESTIGATION OF THE BUILDING SITE, CLIMATIC RATINGS, AND ENGINEERING ANALYSIS INDICATE A SLAB OF LIGHTER OR HEAVIER DESIGN IS SUITABLE.

**CONCRETE:** 3000 psi MINIMUM COMPRESSIVE STRENGTH.

**SLAB:** 4" MINIMUM THICKNESS REINFORCED WITH #3 BARS 12" O.C.E.W. TIED WHERE MAXIMUM CLEAR PANEL SPAN IS 16' - 0"; #3 BARS 10" O.C.E.W. TIED WHERE MAXIMUM CLEAR PANEL SPAN IS 20' - 0". COMBINATION OF 12" O.C. AND 10" O.C. TIED MAY BE USED FOR 16' X 20' MAXIMUM CLEAR PANEL. LAPS OR SPLICES A MINIMUM OF 30 BAR DIAMETERS. PROVIDE A MINIMUM OF 6" SUITABLE FILL.

**BEAMS:** 10" X 24" FOR EXTERIOR AND 10" X 18" FOR INTERIOR SHALL BE USED IN FOUNDATIONS WHERE THE MAXIMUM LENGTH OR WIDTH IS 60' - 0" OR LESS. ADD TWO-INCHES (2") TO THE DEPTH OF ALL BEAMS FOR EACH ADDITIONAL 10' - 0" OF LENGTH OR WIDTH OVER 60' - 0". REINFORCE ALL BEAMS WITH TWO #5 BARS IN BOTTOM & TWO #5 BARS IN TOP. #3 U-STIRRUPS 20" O.C. IN ALL BEAMS. LAPS OR SPLICES A MINIMUM OF 30 BAR DIAMETERS. PROVIDE #5 CORNER BARS WHERE STEEL IS NOT CONTINUOUS. EXTERIOR BEAMS SHALL PENETRATE MINIMUM 6" INTO UNDISTURBED SOIL.

**NOTE:** IN BUILDINGS 20' X 20' MAXIMUM (GARAGE & STORAGE TYPES) BEAM DEPTH MAY BE REDUCED TO 10" X 18" WITH MINIMUM STANDARD SLAB REINFORCING.

FLOOR LEVEL OF THE BUILDINGS SHALL BE PROVIDED WITH A MINIMUM OF TWELVE (12) INCHES ABOVE THE TOP OF THE ADJACENT STREET CURB, OR STREET CENTER LINE, OR SHALL BE PROVIDED WITH DRAINAGE SWALE ADJUSTMENT SUCH THAT THE STRUCTURE DOES NOT FLOOD.

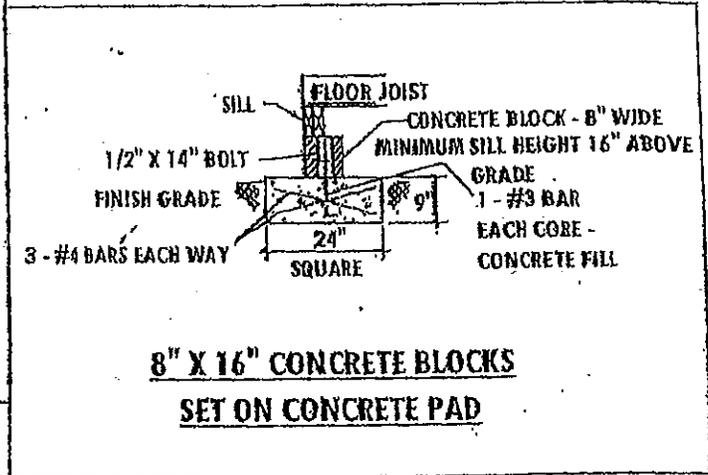
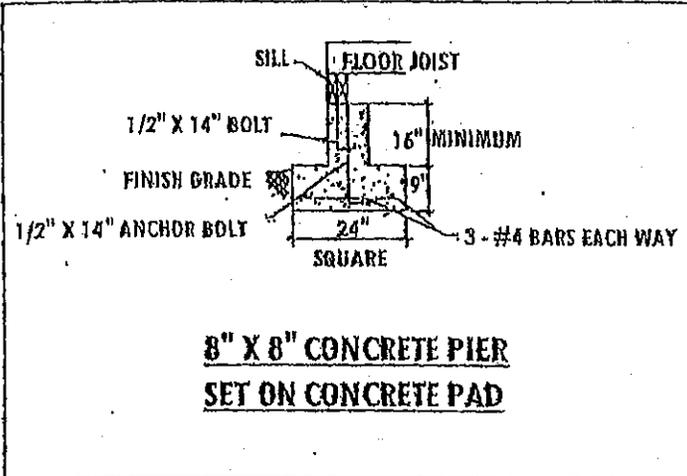
**SIDEWALK:** SHALL BE FOUR-INCH (4") THICK 3000 psi CONCRETE WITH SIX-INCH (6") X SIX-INCH (6"), #10 WELDED WIRE MESH OR #3 BARS 18" O.C.E.W. SIDEWALK SHALL BE CONSTRUCTED ON TWO-INCH (2") SAND CUSHION OVER UNDISTURBED NATURAL SOIL OR COMPACTED FILL. MATS OF WIRE FABRIC SHALL OVERLAP SUFFICIENTLY TO MAINTAIN A UNIFORM STRENGTH AND SHALL BE FASTENED SECURELY AT THE ENDS AND EDGES. ONE-INCH (1") DEEP TRANSVERSE TOOLED DUMMY JOINTS SHALL BE PLACED AT TEN-FOOT (10') INTERVALS.

**NO CONCRETE SHALL BE PLACED UNTIL THE CITY HAS INSPECTED AND APPROVED THE TYPE AND PLACEMENT OF THE REINFORCEMENT STEEL.**

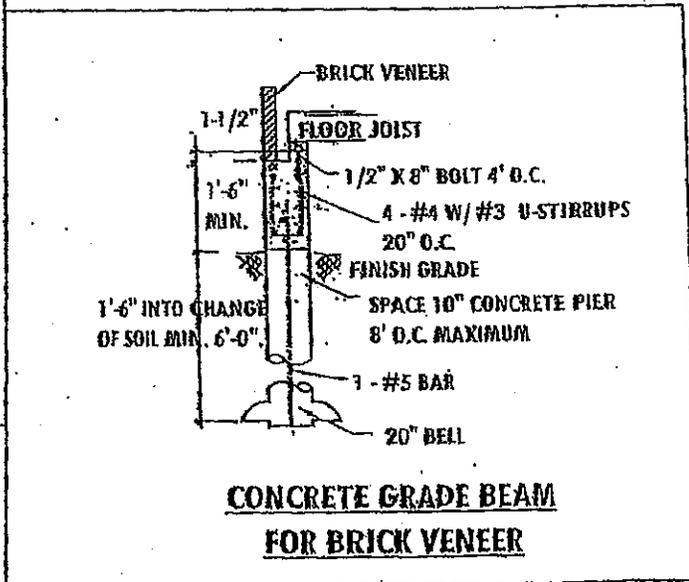
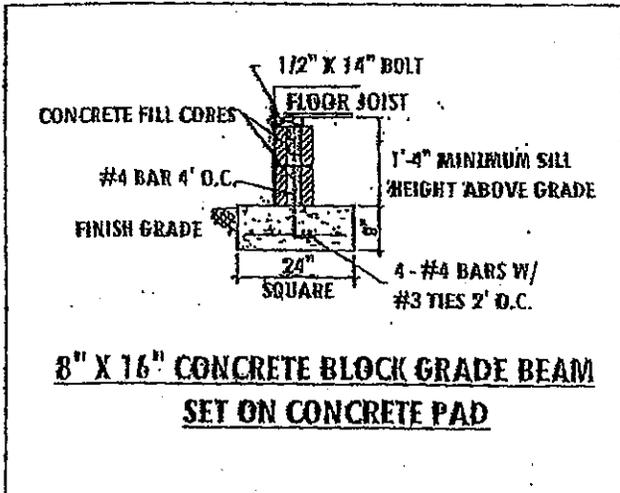
C/DRAWINGS/CHARLES/LOCKHART/SLAB-DET

# CITY OF LOCKHART MINIMUM STANDARD - GRADE BEAM FOUNDATION

JULY 1997



NOTE: CONCRETE PAD BOTTOMS ON UNDISTURBED SOIL.  
MINIMUM CONCRETE STRENGTH SHALL BE 3000 psi.



RESIDENTIAL BUILDINGS WITH WOOD FLOOR SYSTEMS SHALL COMPLY WITH THE FOLLOWING MINIMUMS. VARIATIONS ARE ACCEPTABLE WHERE SOIL INVESTIGATIONS OF BUILDING SITE, CLIMATIC RATINGS, AND ENGINEERING ANALYSIS INDICATES A LIGHTER OR HEAVIER DESIGN IS SUITABLE.

**MAXIMUM PIER SPACING:**

- 4" X 6" WOOD SILL: PIERS AT MAXIMUM 6'-0" O.C.
- 4" X 8" WOOD SILL: PIERS AT MAXIMUM 7'-0" O.C.
- 6" X 8" WOOD SILL: PIERS AT MAXIMUM 8'-0" O.C.

C/DRAWINGS/CHARLES/LOCKHART/SLAB-DET

**Lockhart Fire Rescue**  
**Fire Marshal Office**  
**Informational Guide Lines**

As of July 16, 2013 the City of Lockhart adopted the 2009 International Fire Code and 2009 Life Safety Code.

All new construction and/or remodels will fall under these standards. All other Ordinances and amendments may be viewed on the City Of Lockhart web page, [www.lockhart-tx.org](http://www.lockhart-tx.org), under the Code of Ordinances tab.

**Permits**

Permits are required for the following, Outdoor Burning, Fire Sprinkler System Applications, Fire Alarm System Applications, Hood Suppression System Applications, Fixed Extinguishing Systems, and Liquefied Petroleum Gas Applications. Permit request may be found on the city web site. Go to City Departments and then under Fire & Rescue you can download and complete the required permit, and then it can be faxed or emailed. The completed permit will be reviewed by the Fire Marshal or a code enforcement designee and the permit will be issued. At this time there is not a fee for any Fire related permits, but that is subject to change at a later date.

**Fire Department Connections (FDC)**

Any new construction that requires fire sprinkler systems will have a remote FDC and either a public and / or private fire hydrant is to be located within one-hundred (100') of the FDC. We do not permit the FDC to be installed on the building. This allows unobstructed access to buildings for other fire apparatus. Bollard's will be required to protect the FDC. If a private hydrant is to be installed a Post Indicator Valve will be required.

All new FDC's will be required to have a 5" locking Storz cap. The water line supplying the fire protection system is separate from the domestic water system.

### **Knox Box**

On all new construction a Knox Box is required for Fire Department access during afterhours to reduce possible damage from gaining access for fire suppression activities. A Knox Box is a key vault that only the Fire Department has the master key to. Inside is kept a master set of keys for all doors that the department would need access to in fire suppression efforts (offices, sprinkler or mechanical rooms, storage areas, etc.). It is typically mounted to the exterior of the building near the main entrance about 6-8 feet above grade level.

All locked perimeter or security gates whether electric or manual shall have an electrical Knox override switch, a Knox padlock or a key in the Knox Box.

### **Power Shutdown**

To be able to effectively shut off the power to a building, all new construction shall be equipped with either a Knox Electrical shunt switch or a main disconnect breaker capable shutting off power to the entire building including individual commercial tenants.

### **Flow test**

All flow tests that are required to determine the available water flow for a given location are scheduled through the Fire Marshal's Office. This test can be conducted by a representative of the contracting company and witnessed by the Fire Marshal, or may be conducted by the Fire Marshal and witnessed by the representative. In some cases the Fire Marshal may conduct the test and email the results. Minimum requirements are outlined in Appendix B – Fire Flow Calculations, 2009 Edition of the International Fire Code.

### **Inspections**

All initial and final inspections are to be scheduled through the Building Official's Office. Other pertinent inspections/acceptance test will be scheduled through the Fire Marshal's Office.

### **Contact information**

Fire Marshal Warren Lay

201 W. Market

Lockhart, TX 78644

Office 512-398-2321 Fax 512-620-0001 Cell 512-227-5193

Email [wlay@lockhart-tx.org](mailto:wlay@lockhart-tx.org)