

ORDINANCE NO. 2004-23

AN ORDINANCE OF THE CITY COUNCIL OF SHOREACRES, TEXAS, ESTABLISHING REQUIREMENTS AND REQUIRING A PERMIT FOR CONSTRUCTION, PLACEMENT, ALTERATION, REPAIR, MOVEMENT, OR DEMOLITION OF ANY STRUCTURE; PRESCRIBING PERMIT FEES AND CHARGES; PROVIDING PENALTIES FOR VIOLATIONS; PROVIDING A SEVERABILITY CLAUSE; SUPERCEDING ORDINANCE NUMBER 2004-13 BY ADOPTING NEW REGULATIONS FOR SITE REQUIREMENTS APPLICABLE TO SINGLE-FAMILY DWELLINGS AND FEES RELATED THERETO.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHOREACRES, TEXAS:**

**Section 1. Permits Required**

Every person, company, firm or corporation designing to build, construct, place, alter, repair, move, or demolish a structure in the City of Shoreacres shall secure a permit from the Building Official before commencement of work. The placement of more than 12 yards of fill or sand per platted lot within a twelve month period of time to level lawns, driveways, culverts, patios, fences, accessory buildings, swimming pools, air conditioners, heating furnaces, plumbing, signs and the placement of new roofing, siding, or any other work that alters the exterior appearance or lines of a building shall also require a permit. Changes to the inside of a building may also require a permit. Painting and minor spot roof repairs will not require a permit.

**Section 2. Permit Application and Procedures**

An application shall be made to the Building Official for each permit required under Section 1 of this ordinance, in such form as specified by the Building Official.

Each new home or extensive remodeling permit shall include: two (2) sets of building plans showing square footage and windstorm load, sealed as applicable (must comply with the International Energy Conservation Code); site plan that includes set-backs, right-of-ways and shows preferred location of sewer and water taps; engineered foundation detail and grading and drainage plan, both signed and sealed by a Registered Professional Engineer of the State of Texas; framing detail; electrical one line and load analysis, property and topographical survey (elevation certificate) – signed and sealed by a Registered Professional Land Surveyor of the State of Texas; foundation form survey before house slab is poured; and FEMA certificate is required when property lies within the 100 year Flood Plain. A second topographical survey must be submitted upon completion of house (as built) reviewed by the Engineer stating that it substantially conforms to the design and intent of the drainage plan submitted for permit; Extensive remodeling is defined as replacement of thirty-three percent (33%) or more of damage or deterioration of the supporting members or fifty percent (50%) of damage or deterioration of the non-supporting members or outside wall coverings.

The following must be submitted for room additions: survey by a Registered Professional Land Surveyor; site plan, framing detail, electrical load analysis, and an engineered foundation detail signed and sealed by a Registered Professional Engineer of the State of Texas.

The City of Shoreacres is a zoned community and ALL plans must comply with all applicable zoning ordinances. The City of Shoreacres DOES NOT enforce deed restrictions. Check property sources for compliance. Other supporting documentation may be required by the Building Official.

The Building Official shall issue a permit as set forth above only when the proposed activity and plans are not in conflict with City ordinances or other laws and only after fees as set forth have been paid to the City.

### **Section 3. Building Requirements**

All building sites must be kept neat and streets kept clean. Any new dwelling or extensive remodeling permits shall require a dumpster and a portable toilet on location from start of construction to issuance of final certificate of occupancy. No final occupancy inspection shall be approved until proper drainage is verified, a final elevation certificate has been received, and house numbers are permanently applied and visible from the street.

### **Section 4. Erosion and Storm Water Measures**

Erosion control measures shall be implemented prior to commencement of any work. The user shall comply with storm water management erosion control that complies with the city, state and federal laws, regulations, and guidelines. Requirements may include, but shall not be limited to, silt fencing around any excavation that will be left overnight, silt fencing in erosion areas until reasonable vegetation is established and barricade fencing around open holes. High erosion areas shall require wire-backed silt fencing.

### **Section 5. Length of Time Permit is Valid**

No permit issued by the Building Official shall be valid for a period of more than one (1) year from date of issuance. If work is not completed within that period of time, the applicant must secure a new permit from the City. The new permit may be valid for a period of time less than one (1) year if specified by the Building Official. If no new permit is secured to continue work, the Building Official may require demolition of all existing construction. The Building Official may require that plans be reviewed again. If so, a new plan check fee shall be charged and paid for by the applicant before the inspector reviews the plans. If no additional plan checking is required, the applicant shall be charged the permit fees shown in Attachment "A".

### **Section 6. Permit Fees**