

VILLAGE OF POINT VENTURE - BUILDING COMMISSION

19053 Venture Drive
Point Venture, Texas 78645
512-267-5511 Fax 267-1245

CONSTRUCTION INSPECTION REQUIREMENTS

The Village of Point Venture (the “Village”) requires that an inspection company make all the inspections listed below during construction. Payment for these inspections will be billed to and paid by the Village. Should an inspection fail, the builder must schedule a re-inspection and will pay the inspection company for this re-inspection. The builder is responsible for contacting the inspection company and scheduling these inspections, (contact information below). Copies of the inspection reports will be given to the builder by the inspection company, except for the Final inspection.

Required inspections are:

- 1) Plan Review: 3 sets of plans shall be submitted for permit. **EACH SET OF PLANS** shall include the following:

- *Floor plans
- *Elevations
- *Electrical Plan
- *Typical Cross Section
- *Foundation Plan certified by a Registered Professional Engineer or a Registered Professional Architect, including their seal & signature.
- *Roof and Ceiling Framing Plans
- *ResCheck Energy Calculations In Accordance with IECC
- *Registered Survey
- *Culvert Plan
- *Construction Specifications
- *Copies of Licenses for Electricians, Plumbers, and HVAC Mechanical Contractors.
- *Copy of Builders Registration Certificate from the TX. Residential Construction Commission.

(This is not a complete list of all items required for submittal, only what is required by the Inspection Company. See Section III, “Required Submittal”).

All proposed construction shall be performed and completed in accordance with the plans and specifications approved by the Point Venture BC and other applicable Code requirements.

First Site Inspection:

- 2) Temporary Meter Loop Inspection: If your site has temporary power already hooked up through PEC it must be inspected. Temporary power must be GFCI protected.

Second Inspection:

- 3) Layout Inspection: Foundation form boards are installed, and the Building Permit is posted. Verify finish floor elevations. Portable toilet, temporary trash receptacle, silt fence and Burke safety fences are to be in place. A form survey will be required on site upon completion of form set-up and must be provided to the inspector. The approved building plans must be on site for this inspection. Form survey approval will be required at this inspection.

Third Inspection:

- 4) **Plumbing Rough:** After Layout is approved. To be requested when drain waste, vents, and supports are in place and tested prior to concrete placement. Ten (10) foot head of water pressure or 5-PSI air pressure is required on DWV piping. All pipes and fittings must be exposed for visual inspection.

Fourth Inspection:

- 5) **Copper or Supply Piping Inspection:** To be requested when all water supply lines in place and protected with no joints in the slab. All lines must be sleeved to protect pipes. 50 PSI required on copper lines. Hot water lines must be insulated. This inspection is required prior to foundation inspection.
- 6) **Foundation Inspection: To be performed by the professional Engineer or Architect that designed the foundation** Must submit engineer's letter of certification prior to Final Inspection. Additionally, the ACC requires a pre-pour foundation inspection for our records.

Fifth Inspection: (Group Inspection-all inspections in this group may be performed concurrently)

- 7) **Electrical Rough Inspection:** To be requested when all wiring, boxes, piping load centers, (service and sub panels), service drop, and all work to be covered are installed, but prior to Frame Inspection. This inspection must be cleared before moving to next inspection.
- 8) **Mechanical Rough Inspection:** To be requested when all duct systems and vents are in place, but prior to frame inspection. Furnace closets and/or attic catwalks and work platforms have been completed. A.C. primary drains and overflow drains properly installed and sloped to drain. Must be clear before next inspection.
- 9) **Plumbing Topout Inspection:** To be requested when all pipes are in place, supports connected, vent takeoffs, roof flashings and boots, (or jacks), water heater location, and trap arms are completed. Water, sewer, and gas lines tests are to be in place and ready to verify. Must be cleared before Frame inspection.
- 10) **Frame Inspection:** *Electrical rough, mechanical rough, and plumbing topout are to be completed and inspected prior to framing inspection.* Frame inspection to be requested when all framing, fire-blocking, fastening, and bracing are in place, roof is dried in, materials are loaded, and pipes and vents and wiring installed. Fireplace is to be installed. Windows and exterior doors are in place and flashed. This is not to be used by the builder as a punch out inspection. We require the builder to do his/her own punch out and corrections prior to Frame inspection.
- 11) **Exterior Sheathing Inspection:** *If required by builder,* to start masonry or for house wrap. Sheathing inspection must be done before house wrap or felt is installed over sheathing. (Exterior Sheathing Inspection may be performed prior to fourth inspection at the builder's request).

Sixth Inspection:

- 12) **Insulation Inspection:** To be requested after framing, electrical, plumbing, and mechanical are approved and when all insulation is installed and all joints and penetrations are sealed. Under some circumstances, partial insulation inspections may be needed.

Seventh Inspection:

- 13) **Wallboard Inspection:** To be requested after insulation and frame group are approved and when all wallboard is in place and fastened properly according to code schedule, but prior to taping and floating any walls and ceilings.

Eighth Inspection: (Group inspection – all inspections within this group may be performed concurrently)

- 14) **Electrical Final Inspection:** To be requested when all fixtures, switches, receptacles, grounds, appliances, smoke detectors and equipment are installed as per code and ready for use with meter loop, *but prior to Final Building Inspections.* Re-inspections may be inspected at Final Building Inspections.
- 15) **Mechanical Final Inspection:** To be requested when all equipment has been installed and ready for use; including dryer vents, exhaust hoods, furnace and water heater vents, and all distribution and return air grilles installed. Combustion air supplies and gas line sediment traps installed. *Must be cleared before Final Inspection.*

- 16) **Plumbing Final Inspection:** To be requested when all valves and fixtures are installed and all vents are completed. Water systems to be tested. Gas pipes to be connected and final tested. Septic or sewer connected and approved by City Sanitarian. Approved backflow devices at water meter, hose bibs, sprinkler systems, pools, and dishwashers properly installed. *Must be cleared before Final Inspection.*
- 17) **Final Building Inspection:** Call for inspection when the building is complete, all other inspections cleared, and ready for occupancy. The inspector will take the final inspection report to the BC for the issuance of a Certificate of Occupancy, which will be issued after the project has passed the Village's site inspection, conducted by the Field Maintenance Supervisor, to ensure the building was constructed as submitted and approved, the exterior is completed, there was no damage done to the right-of-way or adjacent property, all construction items have been removed, (i.e. debris, dumpster, port-a-can, silt fences, etc.), and that it was built in compliance with all applicable codes and ordinances. No building shall be occupied until this certificate is issued.
- 18) **Customer Service Inspection Certificate:** After the final plumbing has passed, the inspector will certify that the water service connection does not have potential to contaminate the city water supply.

Additional Required Inspections:

- 19) **Water Yardline Inspection:** Required after properly sized water line, (based on fixture count), is installed in open trench at least 12 inches deep and bedded in sand. An A.W.W.A. approved owners shut off valve same size as water line and a pressure reducer valve, (PRV) required on the yard-line in a service box. Full city water pressure or 60-PSI test required. If water line is run under flatwork or drive, it must be sleeved, (2 pipe sizes larger). The sewer yard-line installed in open trench per code 4 inch diameter Schedule 40 P.V.C. Clean outs required at house and sewer tap. Line to be bedded in sand with a minimum fall not less than ¼ inch per foot. Sewer yard-line must have flood test in place.
- 20) **Electric Service:** Underground conduit lain in open trench as per code 26 inch deep for primary, 20 inch deep for secondary.
- 21) **Driveway/Flatwork Inspection:** To be requested when forms and reinforcements are in place. Minimum 6 inch X 6 inch X 10 inch wire mesh and expansion joints 15 foot on center required. Treated expansion joints or cold joint required where flatwork or drive meets foundation. Dowel into slab where any flatwork or drive meets foundation. Drives and flatwork must be to plan and not encroach into 10-foot drive setback.

All the above inspections are required. If one of the above inspections has not been approved, a re-inspection will be needed before proceeding. Several of the above inspections can be done on the same inspection visit. This will help with down time waiting for inspections. Builders must not proceed with work or cover up work that would keep the inspection company from performing a required inspection.

Inspection Fees

All first time building inspection fees are paid to the Village at the time of plan submittal. The fee is currently \$850.00, and it covers the cost of all of the required inspections, plus administrative costs. If there is a change in an originally approved/permitted plan, a Re-submittal fee of \$80.00 will be charged if the changes involve any changes to electrical, plumbing, or structural changes. The BUILDER is responsible for payment of all other additional inspection fees, including all re-inspection fees, with payment being made to the inspection company. All accounts with the inspection company, and/or the Village, that are not kept current in payment will have inspections halted and Certificates of Occupancy withheld.

For remodeling, alterations and minor changes, requirements will be specified by the BC based on the scope of the project. For major remodeling and swimming pool, spa or hot tub additions, (projects that involve changes to the electrical, plumbing, or structural changes), inspections will be required. The cost of the inspections will be determined by the number of inspections that will be required, which is determined by the inspection company, (the

initial plan review is \$65.00, and each inspection is \$45.00). The Village charges an administration fee of \$100.00 for major remodeling projects to cover administrative costs in addition to any inspection fees.

Swimming Pools, Spas, and Hot Tubs

- A. **Plan Review:** 3 sets of plans submitted to be reviewed for consideration for permit approval. All proposed construction shall be performed and completed in accordance with the plans and specifications approved by the BC and other applicable Code requirements.
- B. **Layout Inspection:** To be requested when pool system is laid out marked on ground with paint or string lines and property lines located. Silt fence required on run off sides of construction.
- C. **Foundation:**
- D. **Electrical Rough Inspection:** To be requested when excavation is completed with all rough plumbing, reinforcement, electrical wiring with grounding, and bonding is completed.
- E. **Plumbing Rough Inspection:** To be requested when excavation is completed with all rough plumbing gas lines to be in place and tests on pressure to be verified. Minimum test pressure for P.V.C. re-circulation lines is 35 PSI.
- F. **Final Plumbing Inspection:** To be requested when all equipment, (pump, filters, heaters, etc.), is in place and ready for use. Proper Backflow protection devices required at all new or existing water meter, hose bibs and pool fill lines.
- G. **Final Inspection:** To be requested when all equipment, (pumps, filters, heaters, etc.), and fixtures are in place and ready for use. All decks and fences to be completed, as per code. All electrical bonding for motors, lights, heaters, or other equipment properly completed. Ground fault protection at all exterior outlets, pool lights, or other required locations complete to code.

All of the above inspections are required. If one of the above inspections fails, a re-inspection will be needed before proceeding. See the above paragraph for fees associated with these additions.

REQUIRED INSPECTIONS ARE DONE ONLY FOR THE BENEFIT OF THE VILLAGE AND NOT FOR THE LOT OWNER'S BENEFIT. THE VILLAGE,, ITS BUILDING COMMISSION AND ITS INSPECTORS HAVE NO LIABILITY TO ANY THIRD PARTY FOR THE RESULTS OF THE INSPECTION. IF YOU WANT TO HAVE AN INSPECTOR FOR YOUR BENEFIT, YOU MUST MAKE YOUR OWN ARRANGEMENTS.

Inspection Companies

The Inspection company will provide a checklist for all inspections upon request. All inspections should be called in to the Inspection company. Inspection will usually be made within 24 hours of the call-in. If you have any questions about inspections, please feel free to call the Inspection company at the numbers listed below during business hours. The Inspection company currently servicing Point Venture is:

ATS Consulting Engineers & Inspectors
4611 Bee Cave Road, Ste. 200
Austin, TX 78746

Phone 512-328-6995
Fax 512-328-6996