

NOTICE TO BUILDERS/OWNERS

Recent new changes, either by Village of Point Venture Ordinance, or changes to the ACC Building Guidelines: Please check our website before plan submittal for any other new changes.

3/16/07

All forms related to building, remodeling and permitting have been revised.

6/26/06

Amendment to the Building Guidelines:

Section V "Construction", paragraph B, "Commencement and Completion of Construction", New item # 6, "Noise Control".

"Construction starting and ending times are as follows: Monday through Friday starting at 7:00 a.m. and ending no later than 7:00 p.m. On Saturday, Sunday and holidays work cannot start until 9:00 a.m. and must end no later than 7:00 p.m. The penalty for violating this rule will be a warning on the first offense. A Stop Work Order will be issued effective immediately for each violation thereafter."

1/10/06

Amendment to the Building Guidelines:

Section VII. "PLANS AND SPECIFICATIONS", paragraph B. "Design", item #8

"Where any excavation or 'cut-in' is to be made, it must be retained, with proper drainage and safety/barrier fences installed on top. The dimensions and specifications of the retaining wall(s) & safety fence(s), including material to be used, must be shown/stated on the plans, including a profile view of the cut".

10/5/05

Fee Increases:

* The Village of Point Venture has increased the Building Permit Fee to \$120.00, and has instituted a Major Remodeling Permit Fee of \$120.00, pursuant to Ordinance # 2005-10-02.

*As of 10-5-05 the ACC Building Plan Submittal Fee for new home construction will be \$850.00

*If there are any changes to an originally approved house plan involving electrical, plumbing or structural changes, there will be a re-submittal fee of \$80.00, depending upon the scope of the change, (to be determined by the BC/ACC), and possible corresponding additional inspection fees.

* Major Remodeling projects: A \$100.00 administrative fee will be assessed by the ACC. Major remodeling projects include, but are not limited to; room additions, swimming pools, spas, hot tubs, etc., (i.e. projects that

involve changes to the electrical, plumbing or structural changes). Additionally, possible inspection fees may be required. Inspection fees will be determined depending upon the scope of the project, (to be determined by the BC/ACC and, possibly, the inspection company, ATS).

All New Home Building Plan Submittals must include the water/sewer hook-up verification and the PEC hook-up verification, or verification that water and electricity will be provided in another manner, (i.e. on-site generators and water tanks).

Driveway and associated apron must be concrete. Variances may be allowed for architectural or other hard surface driveways.

All plans will be turned in to the Village of Point Venture at 19053 Venture Blvd. S, Point Venture, TX 78645, phone 512-267-5511, fax 512-267-1245. All correspondence will be to this address and phone. The office has limited operating hours, so something can be left at the POA office at 555 Venture Blvd. S.

Items must be submitted by the Thursday prior to the Tuesday meeting, by 5:00 p.m., in order for them to get on the agenda for the next week's meeting. This only applies if the plans do not require inspections.

A General Contractors Cash Bond in the amount of \$750.00, or other adequate financial security, (cash), made payable to the Village of Point Venture. To be refunded after the project is complete, if it did not have to be used for repair of Village property or clean-up of site.

Every builder must be registered with the Texas Residential Construction Commission, and a copy of the certificate must be included.

All plumbers, electricians, and HVAC mechanical contractors must submit a copy of their license.

An orange mesh fence must be installed around the perimeter of a site, in addition to a regular run-off silt fence.

A re-submittal fee of \$80.00 will be required if your plans are turned in incomplete and have to be returned to you.* This fee will also be assessed if there is a change in previously submitted and approved plans.

A silt fence will be required for clearing a lot when, in the opinion of the Village Building Official, it is necessary to control erosion.

A device to prevent back-flow into the main water line is required at each water meter. (equivalent to a Watts #7 dual check).

LAYOUT INSPECTIONS ARE REQUIRED: A form survey will be required on site upon completion of form set-up and must be provided to the inspector at the layout inspection.

* This includes all complete plans, completed forms, fees, license copies, and samples. Plans must have all required information **attached, (stapled), to each of the three sets of plans**, (they will be going to three separate places), this includes survey, plot plan, RESCheck, building specifications, etc. Only one set of required ACC forms and material samples are required.