

VILLAGE OF POINT VENTURE BUILDING COMMISSION

BUILDING GUIDELINES

I. PREFACE

A. Whereas the Village Council of the Village of Point Venture (the “Village”) has determined it to be in the best interest of the public to provide for the uniform regulation of the construction, design, repair, and maintenance of residential buildings within the Village’s incorporated limits, and in order to provide for the safe and orderly development of such buildings and real property within the Village’s incorporated limits, the Village has adopted certain ordinances governing and/or regulating such building structures and real property.

B. All Village Ordinances relating to construction and building structures are administered and enforced by the Village Building Commission (the “BC”), the Chairman of which serves as the Village’s Building Official. In order to facilitate an orderly and efficient process for the review of permit applications and inspections of permitted construction, the BC has promulgated these Building Guidelines (the “Guidelines”) which summarize the Village’s Ordinances related to construction and building structures. These Guidelines, however, are intended solely for general assistance and shall not replace, affect or supersede the applicable Village Ordinances, which must be fully complied with.

C. Violation of Ordinances or Guidelines - Penalty: Upon failure of the owner or builder to comply with any of the provisions stated within any of the Village Ordinances or these Guidelines, the BC has the authority to stop construction until the violation has been rectified. Notice of noncompliance will be conveyed to the owner by Certified Mail and a Stop Work Order will be posted at the construction site. Failure to comply with the Village’s Ordinances and/or failure to cease all construction upon posting of a Stop Work Order is a violation of the Village’s Ordinances and may subject the violator to criminal prosecution and/or civil liability.

II. WHAT EACH PROPERTY OWNER SHOULD KNOW:

A. It is incumbent upon each property owner to be aware of - and comply with - the Village Ordinances. Ordinances passed by the City Council of the Village of Point Venture that pertain to building and/or improvement to real property are enforceable by the Building Commission, and can be obtained from City Hall or our website, www.vopv.org .

B. THE FOLLOWING APPLY TO ALL PROPERTIES AT POINT VENTURE:

1. Each proposed building, dwelling or other structure within the Village must have a building permit issued by the Village before any construction work is done on-site. In order to obtain a building permit, the property owner must submit the items required under Section III below to the BC.

inspections:

2. The latest edition of the following building codes applies to all construction and inspections:

Residential Building Code;
Commercial Building Code;
National Electrical Code;
International Plumbing Code;
International Mechanical Code;
International Energy Conservation Code;
International Fuel Gas Code; and
International Fire Code.

3. The maximum height allowed for any new building or other structure, or for the modification of any building or other structure in the Village that increases the existing height of such building or other structure, shall not exceed twenty-eight feet (28') above the highest point on the lot.

4. A building permit and a builders bond are required. It is valid for one year, then must be extended or re-applied for.

5. Lower Colorado River Authority (LCRA) requires installation of silt fences to control runoff from the construction site.

6. No water well or septic system is permitted. Travis County Water Control Improvements District for Point Venture (the "WCID") handles water and sewer connections, and can be reached at 267-1641.

7. Time Warner Cable (formerly Cablevision of Lake Travis, Inc.) provides cable TV service to Point Venture via underground cable. Their office telephone number is 485-5555.

8. The Base Flood Elevation is 722' MSL on the main body of Lake Travis. The Village requires that no structure intended for habitation be built below 723', designated as the "lowest habitable floor".

9. Construction in the street right-of-way is not permitted.

10. Underground springs may be present in the type of subsurface formations which underlie Point Venture. The advisability of an engineering study of the site should be considered prior to construction in order to assure protection of the foundation from the deteriorating effects of this natural erosion element.

III. REQUIRED SUBMITTAL

A. For new construction and major remodeling projects, three full sets of certified working drawings and specifications, with each page signed and dated by a licensed architect, designer or engineer must include:

1. All required site elevations (Refer to Elevations, in Section VI(B), below);

2. Details of all exterior materials, including samples of paint color, roofing and exterior finish;
3. All protrusions beyond the building envelope, including patios, decks, swimming pools, reflecting pools, fountains, antennae, lighting and solar installations;
4. Payment of the inspection fees [check this], the General Contractors Cash Bond, and building permit fee for lots upon which construction will occur;
5. A registered survey by a licensed surveyor, dated within twelve (12) months of submission, showing required elevations (Refer to Survey, VI(A) below), including a Plot Plan, (Footprint);
6. A foundation plan, certified by a Registered Professional Engineer or a Registered Professional Architect, and a culvert design;
7. Floor plans;
8. Electrical Plan;
9. Roof and Ceiling Framing Plans;
10. Typical Cross Section;
11. Culvert/Drainage Plan;
12. ResCheck Energy Calculations in Accordance with IECC;
13. A Profile of any excavation or cut-in work, including dimensions and specifications of the required retaining wall(s), including material to be used, with adequate drainage plan and proper safety/barrier fence(s) on top;
14. A copy of Licenses must be on file at the Village of Point Venture for all Electricians, Plumbers and HVAC Mechanical Contractors, and a copy of the Builders Registration Certificate issued by the Texas Residential Construction Commission;
15. Verification of electrical hook-ups from PEC and water/sewer hook-ups from WCID-Point Venture, or verification that generators and water tanks will be on site; and
16. If any portion of the property is located in the Floodplain, a Floodplain Development Permit Application must be submitted for approval before work is begun. It is valid for one year. An Elevation Certificate is required. And then a Certificate of Occupancy will be issued.

B. For New Construction Projects: A \$120.00 permit fee and an \$850.00 administration and inspection fee must be paid to the Village at the time of plan submittal. In addition, a General Contractor Cash Bond in the amount of \$750.00 must be deposited with the Village at the time of plan submittal (this may be refunded after completion of construction in accordance with Village Ordinance No. 2004-12-02).

C. For Major Remodeling projects: A \$120.00 permit fee and a \$100.00 administrative fee must be paid to the Village at the time of plan submittal. 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 and, possibly, the inspection company, ATS). For minor remodeling, alterations and minor changes, requirements will be specified by the BC based on the scope of the project.

D. If there are any changes to an originally approved new construction or major remodeling 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), and possible corresponding additional inspection fees.

IV. APPROVAL PROCESS

A. Submittal of Plans and Specifications to BC:

The submission of all required documents and information identified in Section III above should be made at least thirty (30) days prior to the planned date to begin construction. The BC will endeavor to respond to a submittal promptly. The initial response normally lists omitted and/or additional documents and information needed before review of the submittal can be completed.

B. Plans - Approval and Rejection:

When the BC review is complete, the applicant will be notified by mail of specific approval or rejection. Approval will be based on matters of compliance with the provisions of all applicable Village ordinances and building codes. Reason(s) for rejection of a submittal will be given in writing.

DISAPPROVAL: In the event the BC disapproves plans and/or specifications, two copies of disapproved plans will be returned to the applicant; one copy will be retained in the permanent files.

APPROVAL: One copy will be kept in the permanent files of the Village; and one copy will be retained for inspection purposes. You will be notified by mail of the approval and your Building Permit will be included.

Upon approval of a building permit, such building permit shall expire if commencement of approved construction has not begun within sixty (60) days of issuance of such permit or if approved construction has not been completed within one (1) year. Additionally, an approved building permit shall expire if, following commencement of construction and prior to completion of construction, construction ceases for a period of sixty (60) consecutive days. No construction on a project for which a building permit has expired may be conducted or continued unless a new permit is applied for and issued by the Village for that project.

If, for whatever reason, your plans are disapproved and you do not make the necessary corrections for re-review and approval, or if your plans are approved and the building permit subsequently expires, you will forfeit any permit fees paid. At that time, the BC will retain any inspection fees incurred, plus an administrative fee of \$150.00, and refund the remainder to you. Your plans will be held by the Village for

thirty (30) days afterward for you to pick up. After such thirty (30) days has expired, they will be destroyed.

V. CONSTRUCTION

A. Site Clearing:

No digging or site clearing is allowed other than core samples for the foundation engineering. Please check at the Village office to make sure you comply with any new Village Ordinances before beginning and site clearing. A silt fence may be required for site clearing when, in the opinion of the Village Building Official, it is necessary to control erosion. If any portion of your property lies within the floodplain, a Floodplain Permit Application must be submitted for any alterations to the property. Please do not burn brush or trash; it is a violation of the Village of Point Venture Litter Ordinance, and it is a fire hazard.

B. Commencement and Completion of Construction:

1. Construction may begin immediately upon BC approval of the plans and issuance of applicable permits. Each project must be completed within twelve (12) months from the start of the project.
2. **Sanitary Facilities:** Portable toilet facilities and construction trash containers must be in place on the site at the time construction work is commenced, and must be removed when construction is completed.
3. A **“Safety Fence”** must be erected around the perimeter of the lot during construction. “Safety Fence” means a lightweight, strong, mesh, highly visible barrier, typically orange in color, typically of polyethylene or plastic material, commonly used for construction sites, delineation, and crowd control or as a visual barrier, installed in compliance with the “Silt Fence Requirements”, which is a part of the complete Builders Packet and Information, capable of containing litter within its interior (referenced in Section V(C)(3) below).
4. **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.
5. **Security and Traffic Control:** The Point Venture Building Commission secretary will notify Security of the newly permitted construction, including names of contractor(s). The owner is responsible for notifying contractors and subcontractors of security and traffic control rules within the Point Venture residential community, and seeing that those rules are enforced.

C. Premises during Construction:

1. During the period of construction, the premises of the building site shall be kept free of trash and debris in as orderly and neat a condition as possible, using trash receptacles

provided by owner or owner's contractor. Do not burn trash or debris. Site condition is subject to periodic inspection by the BC. It is the responsibility of the owner to cause the builder to see that roads and streets adjoining the building site are maintained free of debris (e.g. wood scraps, gravel, trash, rock and mud) originating from the property on which he is building. If it is observed that your site is not being kept in a clean and orderly manner, a Stop Work Order will be issued effective immediately.

2. No equipment or materials may be placed, stored or housed on lots adjoining the building site, nor may roads be made through other lots to obtain ingress or egress to or from the building site, nor may vehicles be parked on adjoining lots without specific written permission from the owners of those lots. Approval to build is NOT approval to trespass on your neighbor's property, without prior written approval.

3. Erosion control barriers must be installed along the runoff sides of the lot before construction activity is begun. The placement and condition of these barriers will be included in required inspections. For more information, please refer to Lower Colorado River Authority (LCRA) Lake Travis and Upper Highland Lakes Non-point Source Pollution Control Ordinance, effective February 1, 1990, amended August 19, 1992, and related Technical Manual, Second Edition Published January 1991.

4. During construction, where topography requires it, a stabilized driveway, including a culvert approved as to size, and a suitable road base, is required for vehicular access to the property.

D. Certificate of Occupancy:

Pursuant to Village of Point Venture Ordinance No. 2003-10-02, upon completion of construction of a building, and upon receipt of documentation (approved Final Inspection report from the inspection company) showing that the building was constructed in compliance with all applicable codes and Ordinances, the Village Building Official may issue a Certificate of Occupancy. The Certificate of Occupancy will be issued after the project has passed the Village of Point Venture's site inspection, conducted by the Field Maintenance Supervisor, to ensure the building was constructed as submitted and approved, the exterior is completed which means that the yard has to be stabilized either with rock or grass, and must be approved thru the Building Commission prior to also receiving a Certificate of Occupancy, and 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 of Point Venture, and all re-inspections have been paid in full to the inspection of company. No building shall be occupied until this Certificate is issued.

VI. HOUSE ELEVATION AND LOCATION, SURVEY, BUILDING CODES

A. Survey

A survey of the lot must accompany the plans submitted for BC approval. The survey shall be made by a registered land surveyor, who shall prepare and certify a drawing showing:

- a. key lot elevations, including the major corners of the lot;
- b. any portion of lot in the 723' flood plain;

- c. front building line and all side and rear setbacks;
- d. a reference benchmark ("RB") in the center of the street in front of the house; the RB shall be tied into a permanent benchmark in order to establish true elevations for the property.

Approval of the proposed plans assumes that the required documentation submitted by the property owner or builder is accurate. Point Venture BC expressly disclaims any liability for damages that may arise as a result of inaccuracies in the documentation submitted, including, but not limited to, inaccuracies in the surveys and/or discrepancies between surveys and recorded plats.

B. Elevations and Location

The submitted plans shall show the highest elevation of the roof, exclusive of the chimney, and lowest finished floor elevation, based on the reference benchmark. The BC will use this data to:

1. Determine whether any portion of the house is in the flood plain; construction of space to be occupied below the 723' level is not permitted. An Elevation Certificate is required;
2. The maximum height allowed for any new building or other structure, or for the modification of any building or other structure in the Village that increases the existing height of such building or other structure, shall not exceed twenty-eight feet (28') above the highest point on the lot;
3. A profile of any excavation or cut-in work must be submitted with the plans to help determine exact height of house and any required retaining walls with correlating safety fences on top.

C. Ordinances, Easements, Setbacks and Rights-of-Way:

Property owners, architects and designers should become familiar with all applicable Village Ordinances and building codes. **No** permanent portion of the dwelling, except eaves, may be placed over easements and within setbacks. No construction is permitted in rights-of-way. BC approval of an installation over an easement or setback may be issued (i) if the terrain of the lot does not permit building without encroachment, and (ii) with the proviso that any utility companies, cable companies, Point Venture Property Owners Association, the Village, and/or the WCID will have full access as required and (iii) that removal or replacement of any improvement within an easement or setback will be at the owner's expense.

D. Building Codes:

The latest edition of the following building codes apply to all construction and inspections:

Residential Building Code;
Commercial Building Code;
National Electrical Code;
International Plumbing Code;

International Mechanical Code;
International Energy Conservation Code;
International Fuel Gas Code; and
International Fire Code.

VII. PLANS AND SPECIFICATIONS

A. Site Plan

1. The site plan shall show:

- a. the location of any buildings on the lot;
- b. the distances measured from the extremity of the roof overhang of any buildings to the property lines;
- c. the distances from the foundation of any buildings to the property lines;
- d. all easements and building set-back lines;
- e. the location of all other permanent improvements on the property, such as driveways, walls, fences, swimming pools, ponds, yard lights, solar systems, air conditioning unit(s), and sewer pump(s).

B. Design

1. Final grading of the site must insure that natural flow of surface runoff is into the proper channels, and not onto adjacent properties; installation of culverts, berms and swales as required to reach this result is necessary, and should be shown on construction drawings.

2. 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.

VIII. UTILITIES, INSPECTIONS AND OCCUPANCY

A. Utilities:

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). Under no circumstances will an owner or builder use any water/sewer or electricity from any other property. Non-compliance will result in an immediate Stop Work Order.

1. Verification of Electric service from Pedernales Electric Cooperative (or stated on the plans that generators will be on site):

a. A temporary construction drop may be connected upon plan submittal. Temporary power must be GFCI protected, and must be inspected.

- b. Full service must be connected prior to issuance of a Certificate of Occupancy.

NOTE: If the service line has not been pulled to your lot, it will take several days from the time you apply to get even temporary service.

2. Water and Sewer service from Travis County W.C.I.D. for Point Venture:
 - a. Construction water service must be provided upon plan submittal, or stated on the plans that water tanks will be used.
 - b. Full service must be provided prior to issuance of Certificate of Occupancy by the BC.
 - c. WCID requires a tie-in fee and a deposit; call 267-1641 for requirements for grinder pump.
 - d. A device to prevent back-flow into the main water is required.
 - e. A line is required at every water meter (equivalent to a Watts #7 dual check).
3. Telephone service is provided by Southwestern Bell at the property owner's request.
4. Cable television service is provided by Time Warner Cable (formerly Cablevision of Lake Travis, Inc.) at the property owner's request, via underground cable connections.

B. Inspections:

Currently required inspections include: (A schedule of required inspections and information regarding which inspections can, and should, be grouped together, is available at the Village office):

1. **Plan Review:** Three (3) sets of plans shall be submitted for a 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 Texas Residential

Construction Commission.

- *Propane tank and Sewer pump locations (if applicable)
(This is not a complete list of all items required for submittal, only what is required by the Inspection Company. For a complete list, see Section III, "REQUIRED SUBMITTAL").
- *Topography survey showing the drainage of the property

All proposed construction shall be performed and completed in accordance with the plans and specifications approved by the BC and in conformity with all applicable Village ordinances and building codes.

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.

3. Layout: 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.

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.

5. Copper or Supply Piping: 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: To be performed by the professional Engineer or Architect that designed the foundation.** You must submit engineer's letter of certification prior to Final Inspection. Additionally, the BC requires a pre-pour foundation inspection by ATS for the Village's records.

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 Top Out 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 line 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 Top Outare 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).

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.

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.

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 Building 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 Village Sanitarian. Approved backflow devices at water meter, hose bibs, sprinkler systems, pools, and dishwashers properly installed. *Must be cleared before Final Building Inspection.*

17. Final Building Inspection: Call for inspection when the construction of the applicable building is complete, all other inspections cleared, and it is 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 in conformity with the submitted and approved plans, 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 Village Ordinances, and all re-inspections have been paid in full to the inspection company. No building shall be occupied until a Certificate of Occupancy 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 Village's water supply.

19. Water Yard line Inspection: Required after properly sized water line (based on fixture count) is installed in open trench at least twelve inches (12") 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 four inches (4") 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 one-quarter inch (1/4") per foot. Sewer yard-line must have flood test in place.

20. Electric Service: Underground conduit lain in open trench as per code twenty-six inches (26) deep for primary, twenty inches (20") 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 (6" X 6" X 10") wire mesh and expansion joints fifteen feet (15') on center required. Treated expansion joints or cold joint required where flatwork or rive meets foundation. Dowel into slab where any flatwork or drive meets foundation. Drives and flatwork must be to plan.

All the above inspections are required. If one of the above inspections has not been approved, a reinspection 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. A schedule of required inspections and information regarding which inspections can, and should, be grouped together, is available at the Village office. 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 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, in addition to any possible corresponding inspection fees. The BUILDER is responsible for payment of all other additional inspection fees, including all re-inspection fees, which are to be paid directly to the inspection company. Contact the inspection company for their current prices (contact information for the inspection company can be found below). All accounts with the inspection company and/or the Village that are not kept current 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 projects and swimming pool, spa or hot tub additions (projects that involve changes to the electrical, plumbing, or structural changes), and 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 Building Official and/or the inspection company (the initial plan review is \$65.00 and each inspection is \$45.00). In addition to any inspection fees, a \$120.00 permit

fee and a \$100.00 administrative fee must be paid to the Village at the time of submittal.

General Contractor Cash Bond Deposit

Any person who applies for and obtains a building permit or other permit to authorize the construction of a structure or a similar project is required to post a cash bond with the Village in the amount of seven hundred fifty dollars (\$750.00) to cover the costs of cleanup of litter and trash at the construction site and/or the repair or restoration of Village streets, curbs, sidewalks, alleys, bridges, utilities, or other infrastructure caused by the work and activities associated with the construction, reconstruction, or remodeling of the project.

Swimming Pools, Spas, and Hot Tubs

A. Plan Review: Three (3) sets of plans must be submitted to the BC 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 ordinances and 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: Inspections may be required.

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 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, THE BC, THE VILLAGE'S 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 twenty-four (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 the Village is:

ATS Engineers, Inspectors, & Surveyors
4611 Bee Cave Road, Suite 200
Austin, TX 78746
Phone 512-328-6995
Fax 512-328-6996