



TAYLOR LAKE VILLAGE

– a residential community on the lakes –

Residential Building Requirements for New Structures and Additions

NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, MOVED, ADDED TO OR STRUCTURALLY ALTERED WITHOUT A PERMIT ISSUED BY THE BUILDING OFFICIAL.

IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE COMPLIANCE WITH ALL DEED RESTRICTIONS AND HOME OWNER'S ASSOCIATION REQUIREMENTS. PLANS MUST BE SIGNED AND APPROVED BY HOA BEFORE SUBMISSION.

THE FOLLOWING ITEMS MUST BE SUBMITTED IN **DUPLICATE**:

- [PERMIT APPLICATION](#)
- Detailed architectural and engineering plans.
- Drainage plan.
- Energy code compliance documents from a third party energy inspector/plan reviewer approved by the state of Texas.
- Property survey stamped by a registered professional land surveyor.
- Site plan.

DETAIL OF REQUIRED SUBMISSIONS:

- TWO (2) sets of foundation plans. All foundation plans for the City of Taylor Lake Village shall be designed and stamped by current Professional Engineer of the State of Texas.
- Construction plans (roof, ceiling joist, floor joist, and framing) shall include species of materials, grade of lumber, and details of any beams or columns. Structure must meet 110 MPH wind load per Registered Professional Engineer of the State of Texas.
- HVAC plans showing locations of equipment inside the building (and on site plan for outside equipment).
- TWO (2) complete and accurate site plans*.
 - o All Lot lines.
 - o Locations of all existing and proposed structures on the property.
 - o Indicate all easements on the property.
 - o Show all setbacks and building lines.
 - o All site plans shall be drawn to scale.
- Drainage plans. All lot drainage in the City of Taylor Lake Village shall drain toward the street at the front of the property or to the lake on waterfront properties unless prior written approval is received from the City Building Official.

All minimum State Codes and City Ordinances must be met.

- Provide area calculations showing that the total area (footprint) for buildings and other non-permeable surfaces. Not more than fifty percent (50%) of the lot area shall be covered by buildings, driveways, sidewalks, patios, pool decks, or other surfaces that are not permeable. For the purposes of this calculation the water surface area of outdoor swimming pools shall be considered a permeable surface. Please show you area calculations in detail.

PERMIT APPLICATIONS

IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE COMPLIANCE WITH ALL DEED RESTRICTIONS AND HOME OWNER'S ASSOCIATION REQUIREMENTS.

- The general contractor is responsible for assuring all subcontractors permits are pulled.
- Permit applications must be approved and permits issued **before** any work is started.
- Permits applications will not be approved if contractor is not registered with the city.
- Permits will not be issued if applications are not completed properly.

LICENSE REQUIREMENTS

- Electricians, Plumbers and HVAC Contractors must provide a copy of their State License to the City of Taylor Lake Village.
- General, Plumbing, Electrical and HVAC Contractors must provide proof of general liability insurance showing a minimum coverage of \$300,000 and listing The City of Taylor Lake Village as the certificate holder.

PERMIT APPROVAL

Please allow approximately ten (10) business days for plan review and permit approval. However, the length of time is affected by the completeness of the plan review package. The building official will review received plans within seven (7) days and will submit a letter listing all ordinance and code violations and/or missing documents. When all corrected documents listed are received in city hall, the final review will occur within seven (7) days. If a citizen feels the determination of the building official is an error he/she has a right to appeal to the Board of Adjustment.

INSPECTION REQUIREMENTS

INSPECTIONS MUST BE SCHEDULED 24 HOURS IN ADVANCE.

List of Inspections for a new structure in an order in which they generally occur

Electrical T-Pole- Inspection to be performed after Temporary Service Pole is installed and ready for electrical connection. Upon successful completion of this inspection, the electrical connection to the pole will be released.

General Stakeout- Location of proposed building with relation to setbacks and easements.

General Pier- Inspection to be performed after pier holes are drilled, but before concrete is placed in the holes. Reinforcing steel must be ready for concrete placement. Letter sealed by a Registered Professional Engineer of the State of Texas certifying that the piers are structurally sound and meets 110 MPH wind load, shall be received and approved by Building Dept.

Plumbing Rough In- Inspection to be performed after the installation of all underground piping, fittings and traps, but before any of these installations are covered.

All minimum State Codes and City Ordinances must be met.

**FEMA approved elevation certificate providing height of slab or foundation showing walls/slab above 14 feet above MSL with sections C, D and E completed.*

Electrical Slab- Only necessary if electrical is within or below the slab

General Slab Pre-pour- Inspection to be performed after all forms, joints, reinforcing and reinforcement supports are in place, but before concrete placement. Letter sealed by a Registered Professional Engineer of the State of Texas certifying that the building slab is structurally sound and meets 110 MPH wind load, shall be received and approved by Building Dept.

General Height- Prior to wall sheathing and roof decking. Height from ridge to 1st living floor and height of ridge above Mean Sea Level.

General Hurricane Clips and Straps- Inspection to be performed after the installation of all Hurricane Clips and Straps, before being covered by the building sheathing or decking.

Plumbing Top Out/Cover- Inspection to be performed after all above ground piping and valves are installed within the building framing, but before such installations are concealed.

Electrical Cover- Inspection to be performed after all wiring, fixture and device boxes, and panels are installed within the structural framing of the walls; before the wall framing is covered.

Mechanical Cover- Inspection to be performed after all equipment, ductwork and drains are installed in the structural framing, but before these installations are concealed within the framing.

General Cover- Inspection to be performed after all structural framing is in place and complete, and after all Plumbing, Mechanical and Electrical Cover inspections have passed. Walls shall not be covered, or insulation installed before successful completion of the Cover inspection. Letter sealed by a Registered Professional Engineer of the State of Texas certifying that the building framing is structurally sound and meets 110 MPH wind load, shall be received and approved by Building Dept.

Plumbing Shower Pan- Inspection to be performed after the shower pan is installed and before it is covered.

Plumbing Water Service and Building Sewer- Inspection to be performed after installation of building sewer and water service piping and connection to building and city services but before backfilling.

General Driveway- Inspection to be performed after installation of dowels/rebar/expansion joints. (between street and property line)

Electrical Underground- Inspection to be performed after underground conduit is installed, but before covering the installation.

Electrical Service- Inspection to be performed after all fixtures, switches, receptacles and other such devices are installed in the device boxes or wires are wire nipped off and placed within boxes with blank cover plates. Additionally the electrical service must be completed including panel and meter can. Electrical service must be properly protected from personnel during the time that temporary power is allowed. City will provide temporary release of electrical service upon successful pass of service inspection.

All minimum State Codes and City Ordinances must be met.

Plumbing Final– Inspection to be performed after all plumbing work has been completed. All fixtures and backflow prevention devices must be installed and operational. Backflow devices shall have been tested for proper operation. Plumbing final includes gas system test inspection.

Electrical Final– Inspection to be performed after all Electrical work on the project is complete. PERMANENT electrical connection will be released following the successful completion of the Electrical Final inspection.

Mechanical Final- Inspection to be performed after all installation work is complete and all equipment is operational.

General Final – Inspection to be performed after all work, including cleanup and debris removal, has been completed and before a tenant uses or occupies the building. All Electrical, Plumbing and Mechanical Final inspections must have been successfully completed prior to requesting the Building Final inspection. The building official must have FEMA approved sealed Elevation Certificate, signed Non-Conversion Agreement and Energy Code Certification before the General Final and before Certificate of Occupancy will be approved.

All minimum State Codes and City Ordinances must be met.