

CITY OF BUNKER HILL VILLAGE

Public Works

Permits and Construction

city of bunker hill village
Permits and Construction

© City of Bunker Hill Village
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Welcome to the City of Bunker Hill Village. This package has been assembled to help your permitting and inspection process flow smoothly. Please take a look at the next few pages which give you a step by step sequence of events for typical projects. All steps may not apply to your project. Incomplete submissions will stop the review and permitting process. If there is ever a question, please call the city at 713-467-9762. Email addresses as well as all city ordinances are available at the city's web site of www.bunkerhill.net or at City Hall located at 11977 Memorial Drive.

New Home or Room Addition Sequence of Events

Demolition of Existing Structures

- Sewer Disconnection Permit and Inspection
- Tree Protection in Place
- Tree Survey Performed
- Application for Demolition
- Inspection of Structure by City
- Permit for Demolition Issued
- Demolition can occur

Building Submittal Package

- Building Application
- Tree Removal Application
- Lot Coverage Calculations
- Affidavit of Notification to Property Owners within Subdivisions
- Required Drawings and Documentation
 - Property Survey by a Registered Land Surveyor.
 - Site Plan showing all setback lines, water and sewer tap locations, lot coverage calculations, location and elevation of nearest sanitary sewer manhole.
 - Tree Survey showing disposition and protection.
 - Drainage Plan showing interim plan and runoff protection plan.
 - Final Drainage Plan stamped by a Texas Licensed Irrigator, Landscape Architect or Civil Engineer.
 - Elevations
 - Floor Plan
 - Frame and Foundation Plan sealed by a Texas Registered Structural Engineer
 - Electrical Plans with load calculations and sizing
 - Plumbing Plans with required sizing for water meter(s) and sanitary sewer tap
 - HVAC Plans with Location, Size and Efficient Rating of all Equipment plus duct sizing and load calculations.
 - Energy code certification of compliance by an architect, designer, or certified provider.
 - Fire Sprinkler Plan (*Fire Sprinklers are required on all new construction and additions or remodels over 50% of existing valuation. Fire sprinkler plans should be submitted to the Memorial Villages Fire Department for approval but will be permitted through Bunker Hill city hall.*)

Remodel Interior Only Sequence of Events

Building Submittal Package

- Building Application
- Required Drawings and Documentation
 - Property Survey by a Registered Land Surveyor.
 - Site Plan showing all setback lines
 - Floor Plan
 - Frame and Foundation Plan sealed by a Texas Registered Structural Engineer
 - Electrical Plans with load calculations and sizing
 - Plumbing Plans
 - HVAC Plans with Location, Size and Efficient Rating of all Equipment plus duct sizing and load calculations.
 - Energy code certification of compliance by an architect, designer, or certified provider.
 - Fire Sprinkler Plan (*Fire Sprinklers are required on all new construction and additions or remodels over 50% of existing valuation. Fire sprinkler plans should be submitted to the Memorial Villages Fire Department for approval but will be permitted through Bunker Hill city hall.*)

Pool Construction Sequence of Events

Preconstruction Items

- Tree Protection in Place
- Tree Survey Performed

Building Submittal Package

- Building Application
- Tree Removal Application
- Lot Coverage Calculations
- Backflow Prevention Assembly Test and Maintenance Report (if applicable)
- Required Drawings and Documentation
 - Property Survey by a Registered Land Surveyor.
 - Site Plan showing all setback lines, lot coverage calculations
 - Tree Survey showing disposition and protection.
 - Drainage Plan showing interim plan and runoff protection plan.
 - Final Drainage Plan stamped by a Texas Licensed Irrigator, Landscape Architect or Civil Engineer.
 - Electrical Plans with load calculations and sizing
 - Plumbing Plans

Required Inspections

Fax Inspection Requests 1 day in advance to the City of Bunker Hill using the form provided in this package. All inspections must be performed by City of Bunker Hill inspectors. Third party inspections do not take the place of city inspections.

Building

- Foundation
- Form Survey
- Wind Bracing
- Frame Cover
- Polly Seal
- Insulation
- Final

Mechanical

- Cover
- Register Box Seal
- Final

Electrical

- Cover
- Temporary Pole Set
- Meter Loop & Service
- TCI Letter Provided
- Underground
- Final

Plumbing

- Sewer Disconnect
- Underground
- Cover
- Pressurization

- Shower Pan
- Water Lines
- Gas Turn On
- Final

Driveway

- Approach
- Pre-Pour
- Culvert
- Final

Fence

- Final

Pool

- Stake Out
- Underground
- Ground
- Electrical
- Final

Fire Sprinklers

- Cover
- Final

Irrigation

- Final

LOT COVERAGE CALCULATIONS

ATTACHMENT TO
BUILDING PERMIT APPLICATION

JOB ADDRESS: _____

LOT AREA _____ SQ. FT.

BUILDING AREA _____ SQ. FT.

OTHER AREAS _____ SQ. FT.

TOTAL PERCENTAGE OF LOT COVERAGE _____ %

Building area is the square footage of the lot covered by buildings only.

Other areas include decks, patios, courts, walkways, drives or any other surface that would render the underlying ground impermeable.

The water surface of a pool shall **NOT** be considered as part of the lot coverage.

I certify that the above information is true and correct.

Contractor's Signature

Date

Ordinance No. 03-289, adopted by the City Council of the City of Bunker Hill Village, on August 19, 2003, stipulates the following:

Building area. The building area shall not exceed forty-five percent (**45%**) of the area of the lot in both District A and District B. For the purposes hereof, building area shall include portions of a lot which are covered with buildings or structures which render the underlying ground impermeable, including, but not limited to, building foundations, driveways, sidewalks, walkways, sun decks, patios, or tennis courts, and other impervious surfaces.”

Affidavit of notification to Property Owners within subdivisions having recorded restrictions

Permit Applicant: _____

Address: _____

Lot: _____ Block _____ Subdivision: _____

Proposed Work: _____

This affidavit is required for all new construction and room additions in which the foot print of the building is changed. The following language is from the City of Bunker Hill Village Ordinance No. 06-348.

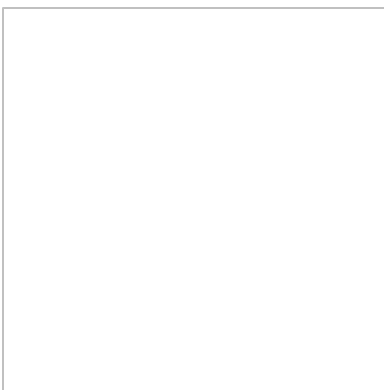
(b)Affidavit Required No building permit shall be issued for the construction of a new building, or for any addition to an existing building that would extend such building beyond the footprint of the building prior to the proposed addition, on a Lot subject to a Recorded Restriction, unless the permit applicant has submitted an affidavit certifying that notice of the permit application has been delivered to the owner, as shown on the current tax roll, of each Lot within the subdivision that is subject to the Recorded Restriction. Provided however, if the instrument(s) establishing the Recorded Restriction provides for creation of a committee or association with authority to enforce the Recorded Restriction, and there is a committee or association duly organized and operational in accordance with such instrument, certification that notice has been served on an authorized agent or officer of the committee or association may be given in lieu of notice to all individual property owners within the subdivision other than owners of property adjacent to the Lot subject to the permit.. If the permit application is for construction on a Lot that is not subject to a Recorded Restriction, the applicant shall certify such fact by affidavit. The City Administrator is authorized to promulgate affidavit forms for use in the implementation of this Section.

(c)Form of Notice; Method of Delivery. Any notice required in paragraph (b) above shall include a general description of the proposed construction, the name of the subdivision, and the Lot and block number and street address of the Lot subject to the permit. Such notice, as outlined below, shall be delivered by depositing the same, properly addressed and postage prepaid, in the United States mail, registered or certified, return receipt requested.

(d)Waiting Period; Stop Work Orders. The building official shall not issue a building permit for construction on a Lot subject to a Recorded Restriction until the expiration of five (5) business days following the receipt of an executed affidavit that fully complies with paragraph (b) above.

I, (Permit Applicant) _____ certify that I have complied with the

City of Bunker Hill Village requirements as outlined above and understand that a building permit will not be issued until after five (5) business days from the date of submission of this affidavit.



Signature Date

Notary Date

TREE DESTRUCTION PERMIT

Ordinance # 06-347

Address: _____

Owner of Subject Site: _____ Phone Number: _____

No Tree Destruction Permit shall be issued incidental to construction, alteration, remodeling, or destruction of any building or structure, or any subdivision improvement, unless the applicant has submitted a Tree Disposition and Replacement Plan, together with a plan for the protection and preservation of each Tree impacted by the proposed activity. The scale on the Tree Disposition and Replacement Plan shall be no smaller than one-inch (1") equals twenty-feet (20'). Trees proposed to be retained are to be represented by a solid circle on the Tree Survey. Trees proposed to be removed are to be shown by a hatched circle on the Tree Survey. Proposed replacement Tree(s) shall be shown by a dashed circle. Drawing not required if no trees to be removed.

- ? No Trees to be removed.
- A. _____ Total Lot Area in Square Feet
- B. _____ Required minimum number of trees based on lot size. (One tree per 1,000 square feet of lot area.)
- C. _____ Total current number of existing trees- a long-lived, branching, woody plant, usually with one (1) main stem or trunk, and having a diameter of at least five (5") inches
- D. _____ Minimum number of required trees for this lot. (The smaller of B or C. In no event shall the minimum density formula require an owner to replace trees in numbers that exceed the original number of trees on the Subject site.)
- E. _____ Total number of trees being removed.
- F. _____ Total number of trees to be removed with a minimum diameter of 20" at a point of 4.5' above the surrounding ground. Protected trees of this size will be reviewed by the City of Bunker Hill Building Official. Each Protected tree will be considered individually.
- G. _____ Required minimum number of replacement trees (Number of trees necessary to meet the required number of minimum trees for the lot. D.)
- H. _____ Number of REMAINING TREES located within 10' of the lot perimeter.
- I. _____ Number of REPLACEMENT TREES which must be planted at least 20' from the lot perimeter. You are not prohibited from planting more than this number at least 20' away from the lot perimeter. A maximum of 75% of the required trees may be within ten feet of the perimeter of the subject site.

Comments:

Signature of Owner

Date:

Approval by Building Official

Date:

BACKFLOW PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

Effective January 1, 1996, the Texas Natural Resource Conservation Commission requires all backflow prevention assemblies to be tested upon installation and at least annually thereafter by a certified backflow prevention device tester. This form shall be completed by a certified tester and returned to the City of Bunker Hill Village before water service can be provided.

Name of Water System: City of Bunker Hill Village
Public Water Supply I.D. #1010106

Service Address of Backflow Device _____

Customer Name _____

TYPE OF ASSEMBLY: Reduced pressure () Double check valve () P.V.B. () A.V.B. ()

Manufacturer _____ Size _____ Model # _____ Serial # _____

Location on the site: _____

	Reduced pressure assembly		P.V.B.		
	1 st check	2 nd check	Relief valve	Air inlet	Check valve
Initial Test	DC closed () tight RP _____psi Failed ()	Closed () tight Failed ()	Opened at _____psi Failed ()	Opened at _____psi Failed ()	_____psi Failed ()
Repairs Made					
Test after repair	DC closed () RP _____psi	Closed () Failed ()	Opened at _____psi	Opened at _____psi	_____psi

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT

Firm name: _____ Testers name (print) _____

Firm address: _____ Testers signature _____

_____ Certificate # _____

Firm phone # _____ Date _____

Residential Energy Code Compliance Form

Building Address: _____
 Contractor: _____
 Address: _____ City _____ State: _____ Zip: _____
 Telephone: _____ Fax: _____

Door	U-Factor	Base Code Simplified Prescriptive	Inspection
Insulation			
	Ceiling-Attic	R-30	_____
	Ceiling-Roof	R-30	_____
	Walls	R-13	_____
	Floors	R-11	_____
	Basement Walls	R-5	_____
	Crawl Space	R-6	_____
Glazing			
	U-Factor	Max 0.65	_____
	Solar Heat Gain	Max 0.40	_____
HVAC			
		13.0 SEER	_____
		Minimum	_____

SEER 13/R-6 and improved windows:
 R-6 insulation on both supply and return may be used in combination with a SEER 13 air conditioner and windows that exceed the base code prescriptive requirements by achieving labeled U-factors and solar heat gain coefficients (SHGC) at or below those in the following table:

Zone	HDD	WWR =15%	WWR =20%	WWR =25%	Max. SHGC	Min. Duct Insul. Supply	Min Duct Insul. Return.
4 B	1500-1999	0.68	0.54	0.47	0.32	R-6	R-6

Inspection Schedule

Insulation	Insulation Inspection-(This is an additional inspection must be called after the framing inspection and after insulation is installed, but before any gyp board is installed.)		
	Duct Insulation		
	-Inside the building but outside the conditioned area	R-6	_____
	-Outside the building	R-8	_____
	-Ducts inside the building but outside the conditioned area require a vapor retarder of 0.05 perm, or aluminum foil of 2 mils		
	-Joints and seams of approved mastics, tapes or other approved materials (mastic is encouraged, duct tape as listed to UL181 standard is acceptable.)		
	Piping insulation		
	-AC line (fluid temp range 40-55 F)	1.0"	_____
	-Circulating hot water systems shall be completely insulated	0.5"	_____
	-Confirm window and door rough openings match approved plans		
-check glazing NFRC labels for UF and SHGC ratings			
-Penetrations (plumbing, electrical, HVAC, etc.) in top and bottom plates are sealed with foam or other approved sealant to prevent transfer of air with attic or under floor space			
-check all insulation that will be concealed, e.g. wall floor, vaulted ceiling, etc.for compliance with the R values required (Attic insulation that is accessible will be inspected at final)			
Final	-Weather stripping of doors, windows or other penetrations		
	-Check HVAC efficiency ratings		
	-Attic insulation for correct R value		

The proposed building represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Energy Code in the jurisdiction in which it will be built.

Builder/ Designer _____ Date _____

Contractor Registration

Company Name: _____

Contact Person: _____

Mailing Address: _____

City _____ State: _____ Zip: _____

Office Telephone: _____ Fax: _____

Email: _____

Field Contact Person: _____ Telephone: _____

Texas License Type: _____ Expiration Date: _____

Name on License: _____

License Number: _____

Insurance Underwriter: _____ Expiration Date: _____

Please request your insurance carrier to fax the required insurance certificate to (713) 827-8752. The City of Bunker Hill must be the certificate holder shown on the certificate. A copy of your applicable state license is also required. A permit will not be issued until this information is on file.

General Contractor Responsibilities

The general contractor **SHALL PROVIDE A SINGLE PROTECTED AREA FOR ALL PERMITS AND INSPECTION RECORDS** issued for that site.

SANITARY WASTE: All sanitary waste shall be collected in an enclosed portable waste collection unit (portable toilets) approved by the City of Bunker Hill Village. All portable toilets shall be screened from view from any adjacent private property or any public or private roadway with privacy fencing or other decorative screening materials, of a height of not less than the height of the portable toilet. Each portable toilet shall be served at least one (1) time per week.

All trees to be left on the site **MUST HAVE TREE PROTECTION IN PLACE BEFORE ANY CONSTRUCTION INCLUDING DEMOLITION TAKES PLACE.**

ALL STREETS AND PUBLIC DRAINAGE AREAS MUST BE PROTECTED FROM SITE RUNOFF WITH A SILT FENCE. Any tracking of mud or debris **MUST BE CLEANED DAILY.**

ON-SITE PARKING FOR WORKERS: All vehicles belonging to construction workers shall be parked on the job site unless special approval by the building official is received. The builder shall provide an all-weather temporary drive to minimize tracking dirt, mud, etc., onto the adjacent street or streets.

HOURS OF WORK NOTICES MUST BE POSTED. The City of Bunker Hill will provide these notices in English and Spanish. The general contractor is to place them in a protective sleeve or have them laminated and post both at the site.

ALL TRASH, DEBRIS, AND LITTER MUST BE PICKED UP DAILY.

Violation of any of the above **CAN RESULT IN STOP WORK ORDERS OR A FINE OF \$2,000 OR BOTH.**

Construction Related Ordinances

The following portions of the City of Bunker Hill ordinances have been provided to assist contractors with the permitting process. The sections included are not intended to replace the complete ordinance compilation. You may view all city ordinances at City Hall (11977 Memorial Drive) or at www.bunkerhill.net.

The adopted ordinances take precedence over all submitted drawings, preliminary or approved. Any design which conflicts with the City's ordinances must be identified and submitted as a proposed variance for approval.

Tree Replacement Ordinances

Sec. 10-101. Definitions.

For the purposes of this article, the following words, terms, and phrases shall have the meanings ascribed thereto:

Critical root zone of a tree shall mean the area within a circle centered on the trunk location, the diameter of said circle being one-half of the sum of the longest and shortest drip line diameters.

Damage to a tree shall mean any action that will, in reasonable probability, result in the tree's death, either immediately or within a period of three (3) years. Without limiting this definition, some examples are: severing the main trunk or large branches or large roots, girdling, poisoning, carving, mutilating, touching with live wires, piercing with nails or spikes, crushing or exposing the roots, digging or drilling any hole or trench larger than three (3) cubic feet within the critical root zone, covering with over three (3) inches of soil, or compacting the soil in the critical root zone.

Diameter of a tree shall mean the trunk of a tree measured at a point on the tree four and one-half (4 1/2) feet above the surrounding ground level.

Person shall mean any individual, entity, corporation, organization, unincorporated organization, partnership, or any other form of entity.

Structure shall mean that which is built or constructed, an edifice or building of any kind, or any place of work artificially built up or composed of parts joined together in some definite manner.

Subject site shall mean any lot, tract, or parcel of land upon which an applicable tree subject to a permit hereunder is located.

Tree shall mean a long-lived, branching, woody plant, usually with one (1) main stem or trunk, and having a diameter of at least five (5) inches.

(Ord. No. 05-341, § 3, 11-15-05)

Sec. 10-102. Enforcement.

This article shall be administered as a part of the building permit process.

(Ord. No. 05-341, § 3, 11-15-05)

Sec. 10-103. Permit required.

It shall be unlawful for any person to remove or to cause damage to a tree within the city, without having first obtained a tree destruction permit from the city.

(1) *Criteria for issuance of a permit.*

- a. An application for a tree destruction permit shall be filed by the owner of the subject site on which an affected tree is located.
- b. A tree destruction permit shall be issued expeditiously by the building official without cost and without requirement of a replacement tree if, in the judgment of the building official:
 1. The tree in question is diseased, severely damaged, or dead;
 2. The tree in question is causing or will cause damage to any structure;
 3. The tree in question is too close to other trees causing competition for the same water, soil nutrients, and sunlight;
 4. The tree in question constitutes an unreasonable impediment to the use and enjoyment of the property; or
 5. Destruction of the tree in question is necessary due to construction, alteration, remodeling, or demolition of a structure, or construction of a subdivision improvement, for which applicable permits or other approvals have been obtained.

(Ord. No. 05-341, § 3, 11-15-05)

Sec. 10-104. Criteria for tree replacement.

(a) Notwithstanding the foregoing, the minimum number of trees required on each lot or parcel shall be one (1) tree for each one thousand (1,000) square feet of required permeable lot area or one-third (1/3) of the cumulative diameter of all trees removed, whichever is greater. Trees located on public rights-of-way that are adjacent to lots or parcels shall not be considered as part of the required number. Nothing contained herein shall be construed as requiring the planting of any tree except where required as a condition of the issuance of a tree destruction permit.

A maximum of seventy-five (75) percent of the required trees may be within ten (10) feet of the perimeter of the subject site. The remaining required trees shall be at least twenty (20) feet from the perimeter of the subject site. For the purposes hereof, the perimeter of a subject site shall mean the boundary lines of the lot, tract or parcel comprising the subject site. If any portion of a subject site is encumbered by public or private roadway right-of-way, the perimeter shall mean the boundary of the right-of-way nearest the interior of the subject site.

(b) Any tree permitted for removal with a diameter of ten (10) inches or greater shall be replaced with trees whose combined diameter equals the diameter of the tree(s) removed, unless the tree removed was dead or diseased.

(c) A condition for the issuance of each tree destruction permit under this article shall be the planting and maintenance of a replacement tree(s) on the subject site. Notwithstanding the foregoing, no replacement tree shall be required to be planted nearer than thirty (30) feet from another tree existing on the subject site if the subject site is located in District A, or nearer than twenty (20) feet from another tree existing on the subject site if the subject site is located in District B, or within areas covered by buildings, enclosed structures, or swimming pools. Measurements provided for in this subsection shall be from the trunk of the tree. If there is no point or location on a subject site outside the above described excepted areas, no replacement tree shall be required. No tree destruction permit shall be issued incidental to construction, alteration, remodeling, or destruction of any building or structure, or any subdivision improvement, unless the applicant therefore has submitted to the building official, designated by the city, and received approval therefor in accordance with this article, a tree disposition and replacement plan, together with a plan for the protection and preservation of each tree impacted by the proposed activity. The scale on the tree disposition and replacement plan shall be no smaller than one (1) inch equals twenty (20) feet. Trees proposed to be retained are to be represented by a solid circle on the tree survey. Trees proposed to be removed are to be shown by a hatched circle on the tree survey. Proposed replacement tree(s) shall be shown by a dashed circle. The tree type shall be accurate to species level. Tree loss protective measures shall be taken for all trees subject to danger, unless removal thereof is required because of the proposed location of the building, structure, or improvement.

(Ord. No. 05-341, § 3, 11-15-05)

Sec. 10-105. Replacement trees.

(a) If a tree is required to be replaced it shall be replaced by a tree(s) of equal or greater size, both as to height and diameter; provided, however, in no event shall such replacement tree be required to exceed fifteen (15) feet in height or have a trunk that measures more than six (6) inches in diameter. Provisions shall be made for maintenance of all replacement trees so as to reasonably assure survival and normal growth. No replacement tree shall be approved unless it complies with the minimum standards contained herein, and is of a variety appearing on the list of approved replacement trees listed herein below.

TABLE INSET:

Pecan	Drummond Red Maple	River Birch
Black Walnut	Winged Elm	Fringe Tree
Cedar Elm	Nuttall Oak	Chinese Elm

American Elm	Sweetgum	Southern Magnolia
Chinese Pistasche	Tulip Tree	Eastern Red Cedar
Green Ash	Yellow Poplar	Bald Cypress
Overcup Oak	Live Oak	Loblolly Pine
Shumard Oak	Bur Oak	Post Oak
White Oak	Swamp Chestnut Oak	Sycamore

(b) *Time limit for planting replacement trees.* Planting of replacement trees shall take place within one hundred twenty (120) days.

(c) *Liability for planting replacement trees.* If an owner has been issued a tree disposition permit which requires planting of replacement tree(s), liability for planting replacement tree(s) shall transfer to any or all subsequent owners of the subject site.

(Ord. No. 05-341, § 3, 11-15-05)

Sec. 10-106. Required tree protection.

When required by the terms of this article, tree protection shall consist of fencing, at least forty-eight (48) inches in height, which shall be placed at the drip line of the canopy of each tree to be preserved. Fencing shall be of either metal hurricane variety with steel posts no greater than eight (8) feet apart, or a wooden rail fence with vinyl construction fencing attached, with staples every twelve (12) inches. An opening shall be left in each fence enclosure of not more than eighteen (18) inches to allow access for maintenance of grass and vegetation. No such Tree protection area shall be used to store materials or equipment.

(Ord. No. 05-341, § 3, 11-15-05)

Sec. 10-107. Appeals.

Any person who is aggrieved by a decision of the building official hereunder may appeal such decision to the city council, by written notice to the city secretary thereof, not less than ten (10) days following entry of the decision appealed. Upon such appeal, the building official shall forthwith submit all applicable records and findings to the city council as part of the record of such application. The city council may affirm the decision of the building official or may reverse or modify such decision and issue such orders as it deems necessary and appropriate. Any decision of the building official not appealed within thirty-five (35) days from the date of entry by the building official shall become final and not subject to appeal.

(Ord. No. 05-341, § 3, 11-15-05)

Sec. 4-1. Proof of insurance required.

(a) All contractors requiring permits under chapter 4 shall file with the city, and maintain for the entire period during which work pursuant to such permit is being performed, commercial general liability insurance in an amount of not less than five hundred thousand dollars (\$500,000.00).

(b) If an insurance policy required hereunder expires or is revoked before work for which the permit was issued is complete, the building official shall cancel that permit and issue a stop work order.

(c) All such policies of insurance shall be written by a company authorized to do business under the rules of the state board of insurance. Compliance with the above requirement shall be evidenced by the filing of a certificate of insurance with the city secretary. Each certificate shall include an endorsement thereon that the city shall be notified at least ten (10) days prior to the cancellation or expiration of any such certificate.

(Ord. No. 02-280, § 1, 11-19-02)

Secs. 4-2--4-20. Reserved.

ARTICLE III. SUBSTANDARD BUILDINGS OR STRUCTURES*

Sec. 4-51. Definitions.

(a) *Building.* Any structure designed or built for support, enclosure, shelter or protection of persons, animals or property of any kind.

(b) *Structure.* Anything constructed or erected which requires location on the ground or is attached to something having a location on the ground including, but not limited to, signs, fences, walls, poles and buildings, whether of a temporary or permanent nature.

(Ord. No. 92-125, § 1, 6-16-92)

Sec. 4-52. Conditions constituting.

Any building or structure which has any of the following defects shall be deemed a substandard building or structure and constitute a hazard to the health, safety and welfare of the citizens:

(1) Any building or structure that has become deteriorated or damaged through exposure to the elements including, without limitation, flood, wind, hail or rain, or damage through fire, or damage by any other cause, to the extent that either the roof, windows, or doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the weather.

(2) Any building or structure which is so structurally deteriorated or damaged that it is in danger of collapse or which cannot be expected to withstand the reasonably anticipated storms or hurricanes.

(3) Any building used for the occupancy of one or more persons which is not connected to an approved public sanitary sewer or does not provide connection to a properly installed and approved septic system.

(4) Any building or structure not constructed or maintained in conformity with applicable fire codes of the city, when such nonconformity constitutes a serious hazard to the safety of persons or property.

(5) Any building or structure not wired in conformity with applicable electrical codes of the city, when such nonconformity constitutes a serious hazard to the safety of persons or property.

(6) Any building or structure not constructed in conformity with applicable plumbing codes of the city, when such nonconformity constitutes a serious hazard to the safety of persons or property.

(7) Any building or structure not constructed in conformity with applicable building codes of the city, when such nonconformity constitutes a serious hazard to the safety of persons or property.

(8) Any building or structure so constructed or maintained as to constitute a menace to health or safety, including:

a. All conditions conducive to the harboring of rats, snakes, mice, other disease-carrying animals, or insects reasonably calculated to spread disease;

b. Conditions hazardous to the safety of persons or property, such as inadequate bracing, structural support, construction, or the presence of deteriorated materials; or

c. Conditions constituting an attractive nuisance creating a hazard to the health or safety of minors.

(Ord. No. 92-125, § 2, 6-16-92)

Sec. 4-53. Declaration of nuisance.

All substandard buildings or structures within the provisions of this article which shall constitute a hazard to the health, safety or general welfare of its occupants, the citizens of the city, or to the public are hereby declared to be public nuisances and shall be ordered repaired, vacated or demolished as hereinafter provided.

(Ord. No. 92-125, § 3, 6-16-92)

Sec. 4-71. Building code.

The International Building Code, 2003 Edition, including appendices E, F, G, and I, as published by the International Code Council, a copy of which is attached hereto and made a part hereof for all purposes, an authentic copy of which has been filed with the city secretary, is hereby adopted and made a part of this Code of Ordinances, except as follows:

(1) Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the building code of the City of Bunker Hill Village, Texas, hereinafter sometimes referred to as "this code."

(2) Section 104.8 is hereby deleted.

(3) Section 105.2 is hereby amended to read as follows:

105.2 Work exempt from permit. Permits shall not be required for work of a cosmetic nature such as painting, paneling, installation of floor coverings, wallpaper, tile, or cabinets.

(4) Section 719 is hereby amended by adding a new section 719.8 to provide as follows:

719.8 Cellulose Insulation Prohibited. Notwithstanding any other provision contained in this Section 719 to the contrary, Cellulose Insulation, whether loose filled or sprayed, is prohibited.

(Ord. No. 00-253, § 2, 12-5-00; Ord. No. 05-326, § 1, 3-15-05)

Sec. 4-72. Mechanical code.

The International Mechanical Code, 2003 Edition, including all appendices, as published by the International Code Council, a copy of which is attached hereto and made a part hereof for all purposes, an authentic copy of which has been filed with the city secretary, is hereby adopted and made a part of this Code of Ordinances, except as follows:

(1) Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the mechanical code of the City of Bunker Hill Village, Texas, hereinafter sometimes referred to as "this code."

(2) Section 103.4 is hereby deleted.

(3) Section 106.5.2 is hereby amended to read as follows:

106.5.2 Fee schedule. The fees for permits required hereunder shall be in accordance with the schedule of fees as established from time to time by the city council of the City of Bunker Hill Village.

(4) Section 106.5.3 is hereby amended to read as follows:

106.5.3. Fee refunds. Refunds for fees otherwise required hereunder shall be made only as provided from time to time by the city council of the City of Bunker Hill Village.

(5) Section 108.4 is hereby deleted.

(6) Section 109.2 is hereby amended to read as follows:

109.2 Membership of the board. The board of appeals shall be appointed by the city council of the City of Bunker Hill Village. The qualifications of members of the board, and the terms for which such members shall serve, shall be as determined by the city council. The city council may remove any member of the board at any time, with or without cause, regardless of whether such member has been appointed for a definite or an indefinite term.

(Ord. No. 00-253, § 2, 12-5-00; Ord. No. 05-326, § 2, 3-15-05)

Sec. 4.73. Plumbing code.

The International Plumbing Code, 2003 Edition, including all appendices, as published by the International Code Council, a copy of which is attached hereto and made a part hereof for all purposes, an

authentic copy of which has been filed with the city secretary, is hereby adopted and made a part of this Code of Ordinances, except as follows:

(1) Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the plumbing code of the City of Bunker Hill Village, Texas, hereinafter sometimes referred to as "this code."

(2) Section 103.4 is hereby deleted.

(3) Section 106.6.2 is hereby amended to read as follows:

106.6.2 Fee schedule. The fees for permits required hereunder shall be in accordance with the schedule of fees as established from time to time by the city council of the City of Bunker Hill Village.

(4) Section 106.6.3 is hereby amended to read as follows:

i. *Fee refunds.* Refunds for fees otherwise required hereunder shall be made only as provided from time to time by the city council of the City of Bunker Hill Village.

(5) Section 108.4 is hereby deleted.

(6) Section 109.2 is hereby amended to read as follows:

109.2 Membership of the board. The board of appeals shall be appointed by the city council of the City of Bunker Hill Village. The qualifications of members of the board, and the terms for which such members shall serve, shall be as determined by the city council. The city council may remove any member of the board at any time, with or without cause, regardless of whether such member has been appointed for a definite or an indefinite term.

(7) Section 904.1 is hereby amended to read as follows:

904.1 Roof extension. All open vent pipes that extend through a roof shall be terminated at least twelve (12) inches (305 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least seven (7) feet (2134 mm) above the roof.

(Ord. No. 00-253, § 2, 12-5-00; Ord. No. 05-326, § 3, 3-15-05)

Sec. 4-74. Fuel gas code.

The International Fuel Gas Code, 2003 Edition, including all appendices, as published by the International Code Council, a copy of which is attached hereto and made a part hereof for all purposes, an authentic copy of which has been filed with the city secretary, is hereby adopted and made a part of this Code of Ordinances, except as follows:

(1) Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Bunker Hill Village, Texas, hereinafter sometimes referred to as "this code."

(2) Section 103.4 is hereby deleted.

(3) Section 106.5.2 is hereby amended to read as follows:

106.5.2 Fee schedule. The fees for permits required hereunder shall be in accordance with the schedule of fees as established from time to time by the city council of the City of Bunker Hill Village.

(4) Section 106.5.3 is hereby amended to read as follows:

106.5.3 Fee refunds. Refunds for fees otherwise required hereunder shall be made only as provided from time to time by the city council of the City of Bunker Hill Village.

(5) Section 108.4 is hereby deleted.

(6) Section 109.2 is hereby amended to read as follows:

109.2 Membership of the board. The board of appeals shall be appointed by the city council of the City of Bunker Hill Village. The qualifications of members of the board, and the terms for which such members shall serve, shall be as determined by the city council. The city council may remove any member of the board at any time, with or without cause, regardless of whether such member has been appointed for a definite or an indefinite term.

(Ord. No. 00-253, § 2, 12-5-00; Ord. No. 05-326, § 4, 3-15-05)

Sec. 4-75. NFPA 70 National Electrical Code.

The National Electrical Code, 2005 Edition, including all appendices, as published by the National Fire Protection Association, Inc., save and except the administrative provisions contained in Annex "G"

thereof, and the 2003 International Code Council Electrical Code, as published by the International Code Council, copies of which are attached hereto and made a part hereof for all purposes, authentic copies of which have been filed with the city secretary, are hereby adopted and made a part of this Code of Ordinances.

(Ord. No. 00-253, § 2, 12-5-00; Ord. No. 05-326, § 5, 3-15-05)

Sec. 4-76 International Residential Code for One- and Two-Family Dwellings.

The International Residential Code for One- and Two-Family Dwellings, 2003 Edition, including all appendices, as published by the International Code Council, a copy of which is attached hereto and made a part hereof for all purposes, an authentic copy of which has been filed with the city secretary, is hereby adopted and made a part of this Code of Ordinances, except as follows:

(1) Section R316.3 of said code is hereby amended to provide as follows:

R316.3. Cellulose insulation prohibited. Notwithstanding any other provision contained in this Code to the contrary, the use of both loose fill and sprayed in cellulose insulation is prohibited.

(Ord. No. 00-253, § 2, 12-5-00; Ord. No. 05-326, § 6, 3-15-05)

ARTICLE IV. FIRE CODE*

***Editor's note:** Ord. No. 01-259, §§ 1--3, adopted May 15, 2001, repealed sections 6-151--6-153 in their entirety and replaced them with new sections 6-151, 6-152. Former sections 6-151--6-153 pertained to the Uniform Fire Code, standards and amendments, and derived from Ord. No. 92-117, §§ 1--3, adopted Feb. 18, 1992; Ord. No. 95-157, § 2, adopted Jan. 17, 1995; Ord. No. 95-163, § 1, adopted June 20, 1995; Ord. No. 98-207, §§ 1--3, adopted Jan. 20, 1998; and 00-245, § 1, adopted April 18, 2000.

Sec. 6-151. International Fire Code adopted.

The International Fire Code, 2003 Edition, with appendices A through G, as published by the International Code Council, Inc., and as amended herein, hereinafter sometimes referred to as the "code," is hereby adopted and made a part of this chapter. A copy of said code is attached hereto and made a part hereof for all purposes, an authentic copy of which has been filed with the city secretary.

(Ord. No. 01-259, § 1, 5-15-01; Ord. No. 05-326, § 7, 3-15-05)

Sec. 6-152. Amendments to the International Fire Code.

(a) Section 307.1 of said code is hereby amended to provide as follows:

307.1 General. Open burning of rubbish, combustible vegetation, and other waste is prohibited.

(b) Section 903.2 of said code is hereby amended to provide as follows:

903.2 Where required. An automatic sprinkler system shall be installed in all new buildings and structures containing an enclosed area of 1,000 square feet or more and built for or to be utilized as one of the occupancy classifications defined by the International Fire Code. Provided however, automatic sprinkler installation shall not be required for additions to existing structures, to structures being renovated or remodeled, or to structures being restored as a result of damage or destruction, unless the cost of the addition, renovation or remodeling, or restoration exceeds fifty (50) percent of the replacement cost of the structure subject to such construction. For purposes of the foregoing with regard to residential structures only, the value of a subject structure shall be the greater of (i) \$300,000 or (ii) the appraised value of all improvements on the lot for ad valorem tax purposes as determined by the Harris County Appraisal District, or its successor, of the year in question, except that if no value has been determined for such year, then it shall be the appraised value for the immediately preceding year.

(c) Sections 903.2.1 through 903.2.14.2 of said code are hereby deleted.

(d) Section 903.3 of said code is hereby amended to provide as follows:

903.3 *Installation requirements.* Automatic sprinkler systems shall be designed and installed in accordance with sections 903.3.2 through 903.3.7.

(e) Sections 903.3.1 through 903.3.1.3 of said code are hereby deleted.

(f) Section 905.3 of said code is hereby amended to provide as follows:

905.3 *Required installations.* Class I standpipe systems shall be installed at all residential group R occupancies located on flag lots, the location of which shall be approved by the fire chief; otherwise, standpipe systems shall be provided as set forth in sections 905.3.1 through 905.11.

(g) Section 907.3.1.1 of said code is hereby amended to provide as follows:

907.3.1.1 *Educational group E.* Educational group E occupancies, including day nurseries, day care centers, and pre-school centers, having an occupancy load of six (6) or more persons shall be required to install an automatic fire alarm system to include an approved manual pull-down station. Each system shall incorporate smoke detection devices in each occupiable area, with all detectors interconnected in such a way that activation of any required detector shall automatically activate all detectors.

(h) Section 3301.1.3 of said code is hereby amended by deleting subsections 1 through 4.

(i) Sections 3301.1.4 through 3301.7 of said Code are hereby deleted.

(j) Section 3305.1 of said code is hereby amended to provide as follows:

3305.1 *General.* The manufacture, assembly and testing of explosives, ammunition, blasting agents and fireworks is prohibited.

(k) Sections 3305.2 through 3305.9 of said Code are hereby deleted.

(l) Section 3308 of said code is hereby amended by deleting all of Sections 3308.1 through 3308.11 and substituting therefor a new Section 3308.1 to provide as follows:

3308.1 *Fireworks displays prohibited.* Fireworks displays within the corporate limits of the city are prohibited.

(m) Section 3404.2.9.5.1 of said code is hereby amended to provide as follows:

APPENDIX A ZONING*

An ordinance establishing zoning regulations in the City of Bunker Hill Village, Texas; regulating and restricting the use, size, height, and density of buildings and other structures, the percentage of lots that may be occupied, the size of yards and other open spaces, the density of population and the location and use of buildings, structures, and land for residences and other purposes; dividing the city into districts and use areas; adopting a zoning map showing the location and boundaries of the various districts and use areas; providing for exceptions; providing regulations for nonconforming uses; providing for the administration, enforcement, interpretation, and amendment of this ordinance; providing for a board of adjustment and prescribing its powers and duties; providing definitions; providing other matters relating to the subject; providing a penalty; repealing certain specified ordinances and all other ordinances in conflict herewith; and providing for severability.

* * * * *

Whereas, the laws of the State of Texas (now codified as V.T.C.A., Local Government Code Ch. 211, Subch. A, §§ 211.001 through 211.013) have long empowered the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

Whereas, pursuant to such authority, the city has heretofore enacted a zoning ordinance and amended the same from time to time; and

Whereas, in order to promote and protect the health, safety, and general welfare of the city and its inhabitants, the city council deems it necessary and appropriate to repeal the existing zoning ordinance and to enact a new one for the city; and

Whereas, the broad geographical area in which the city is located, commonly known as the Houston metropolitan area, has a population of several million people and highly diversified land uses; and

Whereas, the city, which has a population of less than five thousand (5,000) persons, is entirely encompassed by other municipalities, including the City of Houston, and is without extraterritorial jurisdiction and, therefore, does not have the ability to expand its boundaries; and

Whereas, the areas surrounding the city are highly developed and include extensive multifamily, commercial, manufacturing, and industrial uses; and

Whereas, from the city's inception development therein has been limited to single-family residences and a scattering of schools, churches, and essential municipal improvements; and

Whereas, the very purpose of the city's being was and is to provide and perpetuate a quiet, tranquil, safe, and orderly community of single-family homes, with abundant greenery and open spaces, clean air and water, a safe environment, and other amenities conducive to the development and enjoyment of family life; and

Whereas, due to the fact that the areas surrounding the city are highly developed with high density, multifamily structures, commercial and manufacturing establishments, and industrial complexes, the city and its inhabitants are confronted with traffic congestion, overburdened streets, noise and air pollution, and extensive surface water drainage problems; and

Whereas, unless the city continues to restrict the use of property within its boundaries to low density, single-family residences, it will be unable to effectively deal with the problems of traffic control and congestion, surface water drainage, street maintenance, air and water pollution, and other matters which threaten the use, enjoyment, and integrity of its residential neighborhoods; and

Whereas, the city planning and zoning commission has recommended the enactment of a new zoning ordinance and the repeal of the existing zoning ordinance; and

Whereas, as a basis for and in furtherance of such recommendation, the planning and zoning commission has divided the city into two (2) single-family residential districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and design to lessen traffic congestion in the streets; to secure safety from fire, panic, and other dangers; to facilitate adequate provisions for transportation, particularly in times of natural disaster when timely evacuation of the city may be critical for the protection of life; to promote health, safety, and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of water, sewage, schools, parks, and other public requirements; and

Whereas, the planning and zoning commission has given reasonable consideration, among other things, to the character of the districts and their particular suitability for particular uses, with a view to conserving the values of buildings and encouraging the most appropriate use of land throughout the city; and

Whereas, the planning and zoning commission has made a preliminary report, has given due notice of hearing relating to zoning districts, regulations, and restrictions, has held such public hearing, and has submitted its final report to the city council; and

Whereas, the city council has given due notice of hearing relating to such zoning districts, regulations, and restrictions, and has held such public hearing; and

Whereas, all requirements of V.T.C.A., Local Government Code, Ch. 211, Subch. A, §§ 211.01 through 211.013, and of the ordinances of the city relating to the preparation of the report and the recommendation of the planning and zoning commission and subsequent action of the city council have been met; now, therefore,

Be it ordained by the city council of the City of Bunker Hill Village, Texas:

ARTICLE I. ENACTMENT

§ 1.03. Purpose.

The zoning regulations and districts herein established have been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, and general welfare of the City of Bunker Hill Village, Texas, and its inhabitants. Such regulations and districts have been designed to lessen congestion of the streets, to secure safety from fire, panic, and other dangers; to facilitate adequate provisions for transportation, particularly in times of natural disaster when timely evacuation of the city is critical for the protection of lives; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate adequate provisions of water, sewage, schools, parks, and other public requirements. They have been made with reasonable consideration of the character of the districts and their suitability for a particular use, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the City of Bunker Hill Village.

§ 1.04. Interpretation and conflict.

In interpreting and applying the provisions of this ordinance, such provisions shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, comfort, prosperity, and general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties; provided, however, where this ordinance imposes a greater restriction upon the use of buildings or premises or the height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations, easements, covenants, or agreements, the provision of this ordinance shall govern and control.

ARTICLE II. DEFINITIONS

§ 2.01. General.

The following definitions shall apply in the interpretation and enforcement of this ordinance. Words and terms not defined herein shall be construed in accordance with the ordinances of the city or their customary usage and meaning. When necessary for a reasonable construction of this ordinance, words in the singular shall include the plural, words in the plural shall include the singular, and words used or defined in one (1) tense or form shall include other tenses or derivative forms. The word "building" shall include the meaning of the word "structure." The words "shall," "will," and "must" are mandatory, and the word "may" is directory.

A. *Accessory building and accessory use.* A building or use which is clearly subordinate and customarily incidental to and serves the principal or main building or use; is subordinate in area, extent, and purpose to the principal or main building or use served: contributes to the comfort, convenience or necessity of the occupant of the principal or main building or use; and is located on the same lot as the principal or main building or use. Notwithstanding the foregoing or any other provision contained in this appendix "A" to the contrary, no building, or any part thereof, constructed, altered, improved or used for the purpose of human habitation shall be deemed an accessory building hereunder. For the purposes hereof, a building or part thereof shall be deemed habitable if it is constructed, altered or improved so as to be suitable for, or used for, sleeping or any other living purposes. Provided further, any building, or part thereof, equipped with heating, air conditioning, or any other form of climate control shall be deemed suitable for habitation. (Ord. No. 01-256, § 1, 2-20-01)

B. *Building.* Any structure designed or built for the support, shelter, protection, housing, or enclosure of persons, animals, chattels, or property of any kind.

C. *Building area.* The maximum portion of a lot over which buildings and structures may be constructed.

D. *Building height.* The vertical distance from the average finished grade of the building to the highest point of the building, excluding the chimney or chimneys.

E. *Building line.* A line parallel or approximately parallel to the property line and beyond or outward of which no building or structure shall be erected or constructed.

F. *City.* The City of Bunker Hill Village, Texas.

G. *City council.* The governing body of the City of Bunker Hill Village, Texas.

H. *Dwelling, single-family.* A detached residential dwelling unit, other than a mobile home or trailer or any structure converted from a mobile home or trailer, designed for and occupied by one (1) family only.

I. *Dwelling unit.* A residential unit providing complete, independent, living facilities for one (1) family including provisions for living, sleeping, cooking, eating, and sanitation.

J. *Family.* One (1) or more persons, of which not more than two (2) are unrelated by blood, marriage, or adoption, living together as a single housekeeping unit as distinguished from a group occupying a boarding house, lodging house, hotel, motel, club, fraternity or sorority house, apartment house, or duplex.

K. *Garage or carport.* An accessory building or part of a main building used or designed for private storage only of motor vehicles used by the occupants of the building to which it is an accessory or of which it is a part.

L. *Lot.* A parcel of land occupied or intended for occupancy by a use permitted by this ordinance and being of sufficient size to meet the minimum applicable requirements for use, coverage, area, width, depth,

and parking and to provide such yards and other open spaces as are required herein. A lot shall have the minimum required frontage on a public street or on an existing approved private street.

M. *Lot measurements:*

1. *Lot area.* The net area of the lot, expressed in square feet. Lot area shall not include any portion of a street or alley.
2. *Lot depth.* The distance measured from the mid-point of the front lot line to the midpoint of the rear lot line or, in the event a lot has two (2) rear lot lines, to a point on one (1) of such two (2) rear lot lines, measured from the point of intersection of a side lot line with one (1) of the rear lot lines, which is a distance along the rear lot lines equal to one-half of the sum of the lengths of the two (2) rear lot lines.
3. *Lot width.* The average horizontal distance between the side lot lines.

N. *Lot types:*

1. *Corner lot.* A lot abutting two (2) or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has the least dimension, unless otherwise specified by the director of public works.
2. *Interior lot.* A lot other than a corner lot with only one (1) street frontage and which does not have a side lot line or lines which abut a street.
3. *Double frontage lot.* A lot other than a corner lot which abuts more than one (1) street.

O. *Nonconforming use.* A lot, building, structure, yard, or use existing legally at the time of passage of this ordinance, or any amendment thereto, which, by reason of design or use, does not conform to the regulations of the district in which it is situated. A nonconforming use may relate to land, building, structure, or use, or any part thereof.

P. *Recreational and utility vehicles.* Any motor vehicle, as that term is defined in Vernon's Ann. Civ. St. art. 6701a, § 2(b), as amended, which is designed for or used as a camper, motor home, travel trailer, or other similar purpose; any trailer, as that term is defined in Vernon's Ann. Civ. St. art. 6701d, § 5(a), as amended, which is designated for or used as a tent trailer, utility trailer, house trailer, vacation or camping trailer, or other similar purpose; any boat or boat trailer; or any livestock trailer.

Q. *Setback.* The distance between the wall of a building, excluding steps, walkways, driveways, and those porches which are both unroofed and unenclosed, and the pertinent lot line or street line, whichever is closer. Setbacks and/or required yards on property abutting a private street shall be measured from the line demarking the edge of the easement of ingress and egress shown on the survey which is nearest the applicable lot. (Ord. No. 01-260, § 1, 8-21-01)

R. *Sign.* Any structure, device, or inscription which is located upon, attached to, or printed or represented on any land or on the outside of any building or structure, or on any awning, canopy, marquee, or similar appendage, or permanently affixed to the glass of a window or door so that it can be seen from the outside of the building or structure, and which displays or includes any numeral, letter, work, model, banner, emblem, insignia, symbol, device, monogram, heraldry, trademark, light, or other representation used as or in the nature of an announcement, advertisement, attention arrester, direction, warning, or designation of any person, firm, group, organization, corporation, association, place, commodity, product, service, business, profession, enterprise, industry, activity, or any combination thereof. Where the word "sign" is used herein without modification, the same shall be understood to embrace all regulated signs and replicas.

S. *Street.* A public thoroughfare, or a private thoroughfare lawfully existing on the effective date of this ordinance, which affords the principal means of access to abutting property.

T. *Street frontage.* The length of a lot line which is adjacent to a street.

U. *Street line.* A right-of-way line of a street.

V. *Structure.* Anything constructed or erected which requires location on the ground or is attached to something having a location on the ground.

W. *Yard.* An open space at grade between a building and the adjoining lot lines, or street lines, whichever are closer, unoccupied and unobstructed by a portion of a building or structure from the ground upward, other than as specifically permitted by this ordinance. In measuring a yard for the purpose of determining the depth of a front yard, the depth of a side yard, and the depth of a rear yard, the minimum horizontal distance between the pertinent lot line or street line, whichever is closer, and the edge of the main building, inclusive of all roof overhangs, eaves, or any other protrusions beyond the walls thereof, shall be used.

X. *Yard, front.* A yard extending across the front of a lot between the side lot lines and being the horizontal distance between the front lot line or front street line, whichever is closer, and the front of the main building. The front lot line shall be the lot line abutting the street which provides access to the lot or, in the case of a corner lot, the lot line abutting the street toward which the front of the main building faces.

Y. *Yard, rear.* A yard extending across the rear of a lot between the side lot lines the minimum horizontal distance between the rear lot line or lines and the rear of the main building. On all lots the rear yard shall be to the rear of the front yard.

Z. *Yard, side.* A yard extending from the required front yard to the required rear yard and being the horizontal distance between each side lot line or side street line, whichever is closer, and the nearest side of the main building.

ARTICLE V. DISTRICT A REGULATIONS

§ 5.01. Purpose.

District A is the most restrictive of the two (2) residential districts of the city and consists mainly of large lots, medium and large single-family dwellings, and open spaces designed and desirable for large lot single-family dwellings.

§ 5.02. Permitted uses.

No building, structure, or land shall be used and no building or structure shall be erected, constructed, reconstructed, converted, enlarged, or structurally altered except for one (1) or more of the following purposes:

- A. Single-family dwellings.
- B. Public schools, public libraries, and municipal buildings and structures and public parks and public playgrounds owned in whole or in part by the city.
- C. Accessory buildings and uses.
- D. Specific uses as permitted by article VIII hereof.

§ 5.03. Height regulations.

The following height regulations shall apply to all main buildings and accessory buildings, structures, and uses:

- A. *Height, one-story main building.* A one-story main building shall not exceed twenty-five (25) feet in height; however, chimneys may extend a maximum of five (5) feet above the roofline of such a building.
- B. *Height, all other main buildings.* A multiple story main building shall not exceed thirty-five (35) feet in height; however, chimneys may extend a maximum of five (5) feet above the roofline of such a building. Windows above the second story must face toward the front street. (Ord. No. 92-130, § 5, 12-15-92)
- C. *Height, accessory building or structure.* An accessory building or structure shall not exceed eighteen (18) feet in height and its walls shall not exceed ten (10) feet in height.

§ 5.04. Area regulations, size of lot.

The following area regulations shall apply to all lots and building areas.

- A. *Lot area.* No building shall be erected, constructed, or placed on a lot having less than twenty thousand (20,000) square feet in area.
- B. *Building area.* The building area shall not exceed forty-five (45) percent of the area of the lot. For the purposes hereof, building area shall include portions of a lot which are covered with buildings or structures which render the underlying ground impermeable, including, but not limited to, building foundations, driveways, sidewalks, walkways, sun decks, patios, or tennis courts, and other impervious surfaces. Notwithstanding the foregoing, the actual water surface area of swimming pools shall not be deemed as within a building area.
- C. *Lot depth.* The average depth of a lot shall be at least one hundred forty (140) feet.

D. *Lot width, standard lot.* The width of a standard lot at the front property line, the width of that portion of the front property which must abut the front street line, and the average width of the lot shall be at least one hundred ten (110) feet each.

E. *Lot width, cul-de-sac lot.* To qualify as a cul-de-sac lot, the entire front property line of the lot must abut that portion of the front street line which forms the arc of the cul-de-sac. In that event the lot width at the front property line shall be at least forty (40) feet on the arc of the front property line; and the width of the lot at the front setback line shall be at least one hundred ten (110) feet measured on a straight line. If the entire front property line of a lot does not abut that portion of a front street line which forms the arc of a cul-de-sac, such lot shall be considered a standard lot and be subject to the width requirements set forth herein for a standard lot.

(Ord. No. 92-130, § 2, 12-15-92; Ord. No. 03-289, § 1, 8-19-03)

§ 5.05. Exceptions to area regulations.

Where a lot having less area, depth, or width than herein required existed in separate ownership on the effective date of this ordinance, the foregoing regulations relating to the size of a lot shall not prohibit the erection of a single-family dwelling thereon if one (1) or more of the following circumstances exist and all other provisions of this ordinance are complied with:

A. *Lots existing before April 29, 1955.* When a lot or tract existed as a separate lot or tract at its present size prior to April 29, 1955, as shown by deed duly recorded in the deed records of Harris County, Texas, before April 29, 1955, or on a plat duly approved and recorded in the map or deed records of Harris County, Texas, before April 29, 1955; or

B. *Lots established on or after April 29, 1955.* When a lot or tract was established by legal subdivision of land on or after April 29, 1955, and prior to the effective date of this ordinance, and is reflected on a plat duly approved by the city and recorded in the map records of Harris County, Texas, pursuant to law.

§ 5.06. Area regulations, size of yards.

The following regulations shall apply to all yards:

A. *Front yard, standard lot.* On a standard lot there shall be a front yard with a depth of at least fifty (50) feet.

B. *Front yard, cul-de-sac lot.* If the entire front property line of a cul-de-sac lot abuts that portion of the front street line which forms the arc of a cul-de-sac, such lot shall have a front yard with a depth of at least forty (40) feet.

C. *Side yards.* There shall be two (2) side yards on each lot. Each side yard shall have a depth of at least twenty (20) feet. Along side lot lines within a required front yard a five-foot wide green space shall be maintained. (Ord. No. 92-130, § 6, 12-15-92; Ord. No. 05-323, § 1, 2-15-05)

D. *Rear yard.* Each lot shall have a rear yard with a depth of at least twenty-five (25) feet. In addition to this requirement, if a two-story main building is hereafter erected, constructed, or placed on a lot or if a second story is hereafter added to an existing one-story main building, the second story of such building shall be set back from the rear lot line of the lot on which it is situated a distance of at least forty (40) feet. As used herein, the term "second story" shall be deemed to include all portions of the building above the point where the top of the floor of the second story intersects or, if extended on a horizontal plane, would intersect the wall or roof of such building. Along rear lot lines a five (5) foot wide green space shall be maintained. (Ord. No. 92-130, § 7, 12-15-92)

E. *Overhang and encroachments into yard space prohibited, with exceptions.* No balcony, cornice, eave, roof overhang, or protrusion of any kind or character from the walls or roof of a building or structure, other than uncovered and unenclosed driveways, walkways, steps, and porches, shall extend into or beyond any required yard or building line a distance of more than thirty (30) inches.

§ 5.07. Garage or carport.

Every single-family dwelling must have a roofed garage or carport with a floor space of at least four hundred (400) square feet. If a garage or carport is attached to the dwelling, it shall be considered a part thereof and subject to the minimum yard and setback requirements of the main building; otherwise, such

garage or carport shall be deemed an accessory building or structure and subject to the regulations and minimum setback requirements applicable thereto.

§ 5.08. Accessory use regulations.

The following regulations shall apply to all accessory buildings, structures, and uses:

A. *Limitations on use.* An accessory building, structure, or use shall not be rented, shall not be used for business, commercial, or manufacturing purposes, and shall not contain any kitchen facilities. The foregoing notwithstanding, an accessory building or use subordinate to a main church building may contain kitchen facilities for use in conjunction with church-related activities only; neither such accessory building or use shall be rented or used for business, commercial, or manufacturing purposes.

B. *Distance requirements from main building.* No wall of an accessory building or use shall be located less than six (6) feet from an outside wall of the main building. An accessory building or use may be connected to the main building by a covered walkway; provided, however, such covered walkway shall not be more than six (6) feet in width.

C. *Restrictions on location.* Except as specifically permitted in this section or elsewhere in this ordinance, an accessory building, structure, or use shall not be erected, constructed, installed, placed, or maintained in any required yard. On an interior lot, if an accessory building, structure, or use is not attached to or made a part of the main building and is located in the rear one-third of the lot, it shall be set back at least ten (10) feet from the rear lot line and at least ten (10) feet from each side lot line. On a cornerlot, if an accessory building, structure, or use is not attached to or made a part of the main building and is located in the rear one-third of the lot, it shall be set back at least ten (10) feet from the rear lot line; at least ten (10) feet from the interior side yard line (the side yard line farthest removed from the side street); and at least twenty (20) feet or a distance at least equal to the required depth of that yard of the contiguous lot which abuts such side street, whichever is greater, from the interior side lot line (the side lot line which abuts the side street).

ARTICLE VI. DISTRICT B REGULATIONS

§ 6.01. Purpose.

District B is the less restrictive of the two (2) residential districts of the city and consists mainly of smaller lots, small, medium, and large single-family dwellings, and open spaces designed and desirable for single-family dwellings.

§ 6.02. Permitted uses.

No building or land shall be used and no building or structure shall be erected, constructed, reconstructed, converted, enlarged, or structurally altered except for one (1) or more of the following purposes:

- A. Single-family dwelling.
- B. Public school, public library, and municipal buildings and structures, and public parks and public playgrounds owned in whole or in part by the city.
- C. Accessory buildings and uses.
- D. Specific uses as permitted by article VIII hereof.

§ 6.03. Height regulations.

The following height regulations shall apply to all main buildings and accessory buildings, structures, and uses:

A. *Height, one-story main building.* A one-story main building shall not exceed twenty-five (25) feet in height; however, chimneys may extend a maximum of five (5) feet above the roofline of such a building.

B. *Height, all other main buildings.* A multiple story main building shall not exceed thirty-two (32) feet in height; however, chimneys may extend a maximum of five (5) feet above the roofline of such a building. Windows above the second story must face toward the front street. (Ord. No. 92-130, § 3, 12-15-92)

C. *Height, accessory building.* An accessory building shall not exceed eighteen (18) feet in height and its walls shall not exceed ten (10) feet in height.

§ 6.04. Area regulations, size of lot.

The following area regulations shall apply to all lots and building areas.

- A. *Lot area.* No building shall be erected, constructed, or placed on a lot having less than ten thousand (10,000) square feet.
- B. *Building area.* The building area shall not exceed forty-five (45) percent of the area of the lot. For the purposes hereof, building area shall include portions of a lot which are covered with buildings or structures which render the underlying ground impermeable, including, but not limited to, building foundations, driveways, sidewalks, walkways, sundecks, patios, or tennis courts, and other impervious surfaces. Notwithstanding the foregoing, the actual water surface area of swimming pools shall not be deemed as within a building area.
- C. *Lot depth.* The average depth of a lot shall be at least one hundred ten (110) feet.
- D. *Lot width, standard lot.* The width of a standard lot at the front property line, the width of that portion of the front property which must abut the front street line, and the average width of the lot shall be at least eighty (80) feet each.
- E. *Lot width, cul-de-sac lot.* To qualify as a cul-de-sac lot, the entire front property line of the lot must abut that portion of the front street line which forms the arc of the cul-de-sac. In that event the lot width at the front property line shall be at least fifty (50) feet on the arc of the front property line; and the width of the lot at the front setback line shall be at least seventy-two (72) feet on a straight line. If the entire front property line of a lot does not abut that portion of a front street line which forms the arc of a cul-de-sac, such lot shall be considered a standard lot and be subject to the width requirements set forth herein for a standard lot. (Ord. No. 92-130, § 4, 12-15-92; Ord. No. 03-289, § 2, 8-19-03)

§ 6.05. Exceptions to area regulations.

Where a lot having less area, depth, or width than herein required existed in separate ownership on the effective date of this ordinance, the foregoing regulations relating to the size of a lot shall not prohibit the erection of a single-family dwelling thereon if one (1) or more of the following circumstances exist:

- A. *Lots existing before April 29, 1955.* When a lot or tract existed as a separate lot or tract at its present size prior to April 29, 1955, as shown by deed duly recorded in the deed records of Harris County, Texas, before April 29, 1955, or on a plat duly approved and recorded in the map or deed records of Harris County, Texas, before April 29, 1955; or
- B. *Lots established on or after April 29, 1955.* When a lot or tract was established by legal subdivision of land on or after April 29, 1955, and prior to the effective date of this ordinance, and is reflected on a plat duly approved by the city and recorded in the map records of Harris County, Texas, pursuant to law.

§ 6.06. Area regulations, size of yards.

The following regulations shall apply to all yards:

- A. *Front yard, standard lot.* On a standard lot there shall be a front yard with a depth of at least twenty-five (25) feet.
- B. *Front yard, cul-de-sac lot.* If the entire front property line of a cul-de-sac lot abuts that portion of the front street right-of-way line which forms the arc of a cul-de-sac, such lot shall have a front yard with a depth of at least twenty (20) feet.
- C. *Side yards.* There shall be two side yards on each lot. Each side yard shall have a depth of at least ten (10) feet. Along side lot lines within a required front yard, a five-foot wide green space shall be maintained. In addition to this requirement, if a two-story main building is hereafter erected, constructed, or placed on a lot or if a second story is hereafter added to an existing one story main building, the second story of such building, if situated on an interior lot, shall be set back from each side lot line a distance of at least fifteen (15) feet; if situated on a corner lot, the second story of such building shall be set back from the interior side lot line (the side farthest removed from the side street) a distance of fifteen (15) feet, and on the exterior side yard a distance at least equal to the required set back of the first story of such building. As used herein, the term "second story" shall be deemed to include all portions of the building above the point where the top of the floor of the second story intersects or, if extended on a horizontal plane, would intersect the wall or roof of such building. Along side lot lines, not within a required front yard, a two and one-half-foot wide

green space shall be maintained. (Ord. No. 92-130, § 8, 12-15-92; Ord. No. 01-261, § 1, 8-21-01; Ord. No. 05-324, § 1, 2-15-05)

D. *Rear yard.* Each lot shall have a rear yard with a depth of at least ten (10) feet. In addition to this requirement, if a two-story main building is hereafter erected, constructed, or placed on a lot or if a second story is hereafter added to an existing one-story main building, the second story of such building shall be set back from the rear lot line of the lot on which it is situated a distance of at least twenty-five (25) feet. As used herein, the term "second story" shall be deemed to include all portions of the building above the point where the top of the floor of the second story intersects or, if extended on a horizontal plane, would intersect the wall or roof of such building. Along rear lot lines a two and one-half (2 1/2) foot wide green space shall be maintained. (Ord. No. 92-130, § 9, 12-15-92)

E. *Overhang into yard space prohibited.* No balcony, cornice, eave, roof overhang, or protrusion of any kind or character from the walls or roof of a building or structure, other than uncovered driveways, walkways, and porches, shall extend into or beyond any required yard or building line a distance of more than thirty (30) inches.

§ 6.07. Garage or carport.

Every single-family dwelling must have a roofed garage or carport with a floor space of at least four hundred (400) square feet. If a garage or carport is attached to the dwelling, it shall be considered a part thereof and subject to the minimum yard and setback requirements of the main building; otherwise, such garage or carport shall be deemed an accessory building or structure subject to the regulations and minimum setback requirements applicable thereto.

§ 6.08. Accessory use regulations.

The following regulations shall apply to all accessory buildings, structures, and uses:

A. *Limitations on use.* An accessory building, structure, or use shall not be rented, shall not be used for business, commercial, or manufacturing purposes, and shall not contain any kitchen facilities. The foregoing notwithstanding, an accessory building or use subordinate to a main church building may contain kitchen facilities for use in conjunction with church-related activities only; neither such accessory building nor use shall be rented or used for business, commercial, or manufacturing purposes.

B. *Distance requirements from main building.* No wall of an accessory building or use shall be located less than six (6) feet from an outside wall of the main building. An accessory building or use may be connected to the main building by a covered walkway; provided, however, such covered walkway shall not be more than six (6) feet in width.

C. *Restrictions on location.* Except as specifically permitted in this section or elsewhere in this ordinance, an accessory building, structure, or use shall not be erected, constructed, installed, placed, or maintained in any required yard. On an interior lot, if an accessory building, structure, or use is not attached to or made a part of the main building and is located in the rear one-third of the lot, it shall be set back at least five (5) feet from the rear lot line and at least five (5) feet from each side lot line. On a cornerlot, if an accessory building, structure, or use is not attached to or made a part of the main building and is located in the rear one-third of the lot, it shall be set back at least five (5) feet from the rear lot line; at least five (5) feet from the interior side yard line (the side yard line farthest removed from the side street); and at least fifteen (15) feet or a distance at least equal to the required depth of that yard of the contiguous lot which abuts such side street, whichever is greater, from the interior side lot line (the side lot line which abuts the side street).

§ 7.03. Garages and carports.

Every single-family dwelling must have a roofed garage or carport with a floor space of at least four hundred (400) square feet. If a garage or carport is attached to the main building, it shall be considered a part thereof and subject to the minimum yard and setback requirements applicable thereto; otherwise, such garage or carport shall be treated as an accessory building and subject to the regulations and minimum setback requirements applicable to an accessory garage or carport.

§ 7.08. Swimming pools.

To qualify as an accessory structure or use, a swimming pool must comply with all yard and setback requirements of the main building unless such swimming pool is located in the rear one-third of the lot, in which event the following shall apply: If located in the rear one-third of an interior lot, a swimming pool must be set back at least ten (10) feet from the rear lot line and at least ten (10) feet from each side lot line. If located in the rear one-third of a corner lot, a swimming pool must be set back at least ten (10) feet from the rear lot line, at least ten (10) feet from the interior side lot line (the side lot line farthest removed from the side street), and at least twenty (20) feet or a distance at least equal to the required depth of that yard of the contiguous lot which abuts such side street, whichever is greater, from the exterior side lot line (the side lot line which abuts the side street). All of the foregoing measurements shall be taken from the nearest water's edge of such swimming pool. Further, in all instances there must be a green space measuring at least five (5) feet in width between a swimming pool and the rear and side lot lines of the lot upon which such swimming pool is located.

§ 7.10. Fences and walls.

Except as otherwise specifically permitted herein, no fence or wall shall be erected or constructed in the required front yard of a lot. Fences and freestanding fence-type walls, not to exceed eight (8) feet in height, may be erected or constructed in or along any required side yard or rear yard of a lot. All fences and fence-type walls shall be kept in good repair and maintained so as to comply with the provisions of this ordinance. A fence or wall may be erected within a required front yard of a corner lot along the exterior lot line adjacent to the side street if same is located at the entrance to a subdivision and if such wall or fence does not exceed three (3) feet in height.

(Ord. No. 92-130, § 11, 12-15-92)

§ 7.14. Limitation on driveways/curb cuts connecting with major streets.

It shall be unlawful for any person to cause or permit the placement or construction of a vehicular driveway, or any portion thereof, which violates the provisions of this section. Lots that are adjacent to a major street and a minor street shall have vehicular driveways connecting with the minor street only. Lots that are adjacent to a major street only shall have vehicular driveways with turn-around areas so that exiting may be accomplished without backing onto the major street. For the purposes of this section, a "major street" shall mean and include Memorial Drive, Gessner Road, Strey Lane, Bunker Hill Road, Road, Blalock Drive, Knipp Road and Taylorcrest Road.

(Ord. No. 01-262, § 1, 8-21-01; Ord. No. 04-302, § 1, 2-17-04; Ord. No. 05-332, § 1, 7-26-05)

§ 7.15. Building orientation.

Each main building shall be designed and constructed so that the building front, or apparent building front, is oriented toward the street adjacent to the front yard of the lot upon which such main building is located.

The building front, or apparent building front, is that building side where the greatest amount of architectural detail is emphasized and the primary entrance is located.

(Ord. No. 05-322, § 1, 2-15-05)

ARTICLE X. ADMINISTRATION*

§ 10.01. Administrative official.

The provisions of this ordinance shall be administered and enforced by the director of public works of the city. Such director or his duly authorized representative shall have the right to enter upon any premises at any reasonable time for the purpose of making inspections of buildings, structures, or premises necessary to carry out such director's duties in the enforcement of this ordinance.

§ 10.02. Authority to order work stopped.

Whenever any construction work is being done contrary to the provisions of this ordinance, the director of public works may order the work stopped by notice in writing served on the owner, resident, or contractor doing such work or causing it to be done, and any such person shall forthwith stop such work until he is authorized to proceed therewith by the director of public works.

§ 10.03. Building permit required.

No building or other structure shall be erected, constructed, remodeled, enlarged, structurally altered, added to, or moved in the city without a permit therefor approved and issued by the director of public works for and on behalf of the city. No such building permit shall be issued by the director of public works except in conformity with the provisions of this ordinance unless he receives a written order from the board of adjustment in the form of an administrative review, variance, or special exception as provided for herein.

§ 10.04. Application for building permit.

An application for a building permit shall be accompanied by three (3) copies of an accurate plot plan of the lot upon which such improvements are to be built or made, together with such other plans as may be necessary to show compliance with this and all other ordinances of the city. All dimensions shown on such plot plan relating to the location and size of the lot shall be based on an actual survey by a public surveyor registered by the State of Texas, and the lot shall be staked out on the ground before construction is started. Such plot plan shall be drawn to scale and shall show thereon the following:

- A. *Location of lot.* The street address of the lot, the name of the subdivision in which it is located, its lot and block number, or such other information as will readily identify and definitely locate such lot.
- B. *Size of lot.* The actual shape and dimensions of the lot.
- C. *Location of building.* The exact size and location on the lot of each existing building and structure, main or accessory.
- D. *Building lines.* The lines within which each proposed building and structure shall be erected or built.
- E. *Use of buildings.* The existing and intended use of each building, existing or proposed, on the lot.
- F. *Other information.* Such other information regarding the lot and neighboring lots as may be necessary to determine compliance with and to provide for the enforcement of this ordinance.

§ 10.05. Disposition of plans.

One (1) copy of all plans submitted in conjunction with an application for a building permit shall be returned to the applicant by the director of public works after such director has marked such copy either "Permit Approved" or "Permit Disapproved," indicated thereon the date on which such action was taken, and attested the same by signing his name thereunder.

§ 10.08. Certificate of zoning compliance.

It shall be unlawful for any person to use or occupy or to permit the use or occupancy of any building or land, either or both, in whole or in part, for which a certificate of zoning compliance is required by this ordinance until and unless a certificate of zoning compliance pertaining to such building or land has been issued by the director of public works. A certificate of zoning compliance shall be required for each of the following:

- A. *Building, construction or alteration.* A building hereafter erected, constructed, converted, enlarged, or structurally altered in whole or in part.
- B. *Building, change in use.* A change in the use of an existing building to a use of a different classification or character.
- C. *Vacant land, occupancy.* The occupancy and use of vacant land.
- D. *Land, change in use.* A change in the use of land to a use of a different classification or character.
- E. *Other.* Any change in use of a conforming use or of a nonconforming use.

§ 10.09. Procedure for obtaining a certificate of zoning compliance.

The following procedure shall be followed with respect to the application for and the issuance of a certificate of zoning compliance:

A. *For a new or altered building.* Written application for a certificate of zoning compliance relating to a new building or for an existing building which is to be structurally altered shall be made at the same time as the application for the building permit for such building or alteration is filed with the director of public works. After the erection or alteration of such building has been completed, the applicant shall certify such fact to the director of public works and request that he issue a certificate of zoning compliance. Such certification and request shall be in writing. Within ten (10) days after receipt of such certification and request, the director of public works shall inspect such building and if he finds the same to be in conformity with the provisions of this and other pertinent ordinances of the city, he shall forthwith issue such certificate of zoning compliance.

B. *For vacant land or change in use.* Written application for a certificate of zoning compliance for the use of vacant land, or for a change in the use of land or a building, either or both, or for a change in a conforming or a nonconforming use shall be made to the director of public works. If the proposed use is permitted in the district in which such land or building is located and otherwise conforms with the provisions of this ordinance, the director of public works shall issue such certificate of zoning compliance within ten (10) days of the receipt by him of the request therefor.

§ 10.10. Form of certificate of zoning compliance.

Each certificate of zoning compliance shall be on and of a form approved by the city council; and a copy thereof, together with a copy of the application therefor, shall be retained in the official files of the city for such time as may be required by law.

Chapter 7 FLOOD DAMAGE PREVENTION*

Sec. 7-71. Standards applicable to all residential construction.

(a) *Generally.* Compliance with the provisions of this section shall be a condition for the issuance of development permits for construction of buildings or structures used for residential purposes or for the material alteration of the grade of any lot or tract of land located within the city. For the purposes hereof, "material alteration of the grade" shall mean any alteration of the grade which would or could reasonably result in the diversion or alteration of the course of flow of stormwater runoff to a direction other than directly toward and into the outfall drainage facility designed to receive stormwaters from such lot or tract of land, without traversing upon or across the land of any person other than the person who owns the lot or tract upon which the alteration is to occur.

(1) Erosion and stormwater runoff controls and remedial actions shall be taken incident to all residential construction in accordance with the "Flood Prevention Plan for Residential Construction" as set forth in Appendix A, included as subsection (b) of this section, and for all things made a part hereof. All such proposed control and remedial action shall be evidenced by the filing of the application as provided in such Appendix A.

(2) Each lot or tract of land shall be served by an underground storm sewer system, designed and constructed to provide interior drainage for such lot or tract, and capable of receiving and transporting stormwaters for a minimum of a five-year frequency storm. Inlets into such system shall be placed around the lot or tract, with consideration given for all permeable surfaces to be covered, so as to provide adequate collection of stormwaters necessary to prevent ponding or overflow onto adjacent properties. Such interior storm sewer system shall be designed and constructed to transport such stormwaters directly to the outfall facility designed to receive stormwaters from such lot or tract. No such storm sewer system shall use underground pipe of less than four (4) inches in diameter. Provided further, no slab for the foundation of any building or structure shall be poured, nor shall any material alteration of the grade of any lot or tract be

commenced prior to the installation, inspection and approval of the interior storm sewer system required hereby.

(b) *Appendix A, flood prevention plan for residential construction.*

Information to be placed on drainage plan:

Project Name and Location

Owner _____

Contractor/Builder/New Resident

Location _____

Street Address

Contractor Data

Name

Address

Telephone

Responsible party

Part A: To be filled in by contractor/owner

A. Description of construction activity.

A. Size _____ Sq. Ft.

B. Stories _____

C. Tree removal necessary

1. Oaks (number) (size)

2. Pine (number) (size)

3. Other (number) (size)

D. Drainage and landscape by _____ (contractor)

E. Length of time for completion _____ (months)

F. Runoff coefficient 0.65

G. Site map: Show slab layout, swales required, filter fabric layout, temporary driveways and ditches receiving runoff.

Part B: Requirements of the City of Bunker Hill Village.

A. **Erosion control.** In the event a drainage ditch or swale may erode from high velocity runoff, a temporary placement of straw bales shall be utilized to retard the possibilities of erosion.

B. **Drainage structures or swales.** If there is any possible chance of water runoff affecting an adjacent lot, the entire perimeter of the lot being built on must be covered with a filter fabric fence installed according to the drawing included in this section of requirements.

C. **Landscaping.** All trees to be left on the lot will be clearly marked with an orange surveyor's tape and should have a 2' x 4' temporary barricade built around each tree. No dirt will be placed against the existing trees. Grass and other erosion controls should be implemented as soon as possible.

D. Waste disposal.

1. **Waste materials.** Shall be collected and stored in a secure roll-off type dumpster and be removed from the project site as soon as it is filled. Small fenced areas may also be used as long as they are emptied every seven (7) days. No lumber pieces shall be left laying around where they could float off during a high rainfall period. All debris from workers' lunches will be placed in containers "each day."

2. **Hazardous waste.** All hazardous waste material shall be disposed of in a manner specified by local or state regulations. The person designated as the responsible party shall be instructed in these practices.

3. **Sanitary waste.** All sanitary waste shall be collected in an enclosed portable waste collection unit ("portable toilet") approved by the City of Bunker Hill Village. All portable toilets shall be screened from view from any adjacent private property or any public or private roadway with privacy fencing, or other decorative screening materials, of a height of not less than the height of the portable toilet. Each portable toilet shall be served at least one (1) time per week.

4. **On-site parking for workers.** All vehicles belonging to construction workers shall be parked on the job site unless special approval by the building official is received. The builder shall provide an all-weather temporary drive to minimize tracking dirt, mud, etc., onto the adjacent street or streets.

5. **Contractor's responsible person duties.**

- a. Inspect areas of possible water runoff and debris floating off of the site.
- b. Continually inspect and correct all erosion and sediment control structure problems.
- c. Check location of temporary entrance and exit for possible sediment tracking.
- d. All inspections shall be done once every seven (7) calendar days and within twenty-four (24) hours after a rain of .5 inch or greater.

6. **Housekeeping practices.** The following good housekeeping practices shall be followed on-site during the construction project:

1. An effort shall be made to store only enough product required to do the job.
2. All materials stored onsite shall be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
3. Manufacturer's recommendations for proper use and disposal shall be followed.
4. The site superintendent shall inspect daily to ensure proper use and disposal of materials on-site.

The building official of the City of Bunker Hill Village is the responsible person to see that these construction practices are adhered to. Any grievances against the building official must be in writing within twenty-four (24) hours of the incident. A grievance should be addressed to the mayor of the city and received in the office of the city secretary of the City of Bunker Hill Village.

FILTER FABRIC FENCE

Part 1 - General.

Description. This item describes the installation of erosion and sedimentation control filter fabric fences utilized during construction and prior to the final development of the site.

Related work. Related work as called for on PLANS or specified elsewhere in this or other TECHNICAL SPECIFICATIONS.

Submittals. Manufacturer's catalogue sheets and other pertinent information on geotextile fabric.

Part 2 - Products.

Filter fabric. Provide woven or nonwoven geotextile filter fabric or either polypropylene, polyethylene, ethylene, or polyamide material. Geotextile fabric shall have a grab strength of 100 psi in any principal direction (ASTM D-4632), Mullen burst strength exceeding 200 psi (ASTM D-3786), and the equivalent opening size specified on PLANS. Filter fabric material shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0° F to 1200° F. Representative manufacturers: Marifi Inc. or equal.

Part 3 - Execution.

General.

A. Provide erosion and sedimentation control systems at the locations shown on PLANS. Such systems shall be of the type indicated and shall be constructed in accordance with the requirements shown on PLANS and set out in this item.

B. No clearing and grubbing or rough cutting, other than as specifically directed by the owner to allow soil testing and surveying, shall be permitted until erosion and sedimentation control systems are in place.

C. Maintain existing erosion and sedimentation control systems located within the project site installed by others prior to start of construction under this contract until acceptance of the project or until directed by the owner to remove and discard the existing system.

D. Inspect and repair or replace components of all erosion and sedimentation control systems as specified for each type of system. Unless otherwise directed, maintain the erosion and sedimentation control systems until the project is accepted by the owner. Remove erosion and sedimentation control systems promptly when directed by the owner. Discard removed materials off-site.

E. Remove and dispose of sediment deposits at the project spoil site. If a project spoil site is not designated on PLANS, dispose of sediment off-site at location not in or adjacent to stream or floodplain. Off-site disposal will be the responsibility of the contractor. Sediment to be placed at the project site should be spread, compacted and stabilized in accordance with the owner's directions. Sediment shall not be allowed to flush into stream or drainage way. If sediment has been contaminated, it needs to be disposed of in accordance with existing federal, state and local regulations.

F. Unless otherwise indicated, compact embankments, excavations, and trenches by mechanically blading, tamping, and rolling soil in a maximum of eight-inch layers. Compaction density shall be at a minimum of ninety (90) percent Standard Proctor ASTM-D-698-78 density. Make at least one (1) test per five hundred (500) cubic yards of embankment.

G. Equipment and vehicles shall be prohibited by the contractor from maneuvering on areas outside of dedicated rights-of-way and easements for construction. Damages caused by construction traffic to erosion and sedimentation control systems shall be repaired immediately.

H. Contractor shall employ protective measures described in Item General Source Controls to avoid damage to existing trees to be retained on the project site. Conduct all construction operations under this contract in conformance with the erosion control practices described in that item.

Construction methods.

A. Provide filter fabric fence systems at locations specified on PLANS in accordance with enclosed drawing. Filter fabric fence systems shall be installed in such a manner that surface runoff will percolate through the system in sheet flow fashion and allow sediment to be retained and accumulated.

B. Attach the filter fabric to one-inch by two-inch wooden stakes spaced a maximum of three (3) feet apart and embedded a minimum of one (1) foot. The wooden stakes shall be installed at a slight angle toward the source of anticipated runoff.

C. Trench in the toe of the filter fabric fence with a spade or mechanical trencher so that the downward face of the trench is flat and perpendicular to the direction of flow or for V-trench configuration as shown on the attached drawing. Lay filter fabric along the edges of the trench. Backfill and compact trench.

D. The filter fabric should be provided in continuous rolls and cut to the length of the silt fence to minimize the use of joints. When joints are necessary, the fabric should be spliced together only at a support post with a minimum six-inch overlap, and sealed securely.

E. Inspect sediment filter barrier systems after each rainfall, daily during periods of prolonged rainfall, and at a minimum of once a week. Repair or replace damaged section immediately to restore the requirements of this item. Remove sediment deposits when silt reaches one-third of the height of the fence in depth.

INLET PROTECTION BARRIERS

Part 1 - General

Description. This item describes the installation of erosion and sedimentation control inlet protection barriers utilized during construction and prior to the final development of the site.

Related work. Related work as called for on PLANS or specified elsewhere in this or other TECHNICAL SPECIFICATIONS.

Submittals. Manufacturer's catalogue sheets and other pertinent information on filter fabrics showing that they meet or exceed requirements of this item.

Part 2 - Products

Filter fabric. Provide woven or nonwoven geotextile filter fabric made of either polypropylene, polyethylene, ethylene, or polyamide material. Geotextile fabric shall have a grab strength of 100 psi in any principal direction (ASTM D-4632), Mullen burst strength exceeding 200 psi (ASTM D-3786), and equivalent opening size specified on PLANS. Filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0° F to 120° F. Representative manufacturer: Marifi Inc. or equal.

Part 3 - Execution.

General.

- A. Provide erosion and sedimentation control systems at the locations shown on PLANS. Such systems shall be of the type indicated and shall be constructed in accordance with the requirements shown on PLANS and set out in this item.
- B. No clearing and grubbing or rough cutting, other than as specifically directed by the owner to allow soil testing and surveying, shall be permitted until erosion and sedimentation control systems are in place.
- C. Maintain existing erosion and sedimentation control systems located within the project site installed by others prior to start of construction under this contract until acceptance of the project or until directed by the owner to remove and discard the existing system.
- D. Inspect and repair or replace components of all erosion and sedimentation control systems as specified for each type of system. Unless otherwise directed, maintain the erosion and sedimentation control systems until the project is accepted by the owner. Remove erosion and sedimentation control systems promptly when directed by the owner. Discard removed materials off-site.
- E. Remove and dispose of sediment deposits at the project spoil site. If a project spoil site is not designated on PLANS, dispose of sediment off-site at location not in or adjacent to stream or floodplain. Off-site disposal will be the responsibility of the contractor. Sediment to be placed at the project site should be spread, compacted and stabilized in accordance with the owner's directions. Sediment shall not be allowed to flush into stream or drainage way. If sediment has been contaminated, it needs to be disposed of in accordance with existing federal, state and local regulations.
- F. Equipment and vehicles shall be prohibited by the contractor from maneuvering on areas outside of dedicated rights-of-way and easements for construction. Damages caused by construction traffic to erosion and sedimentation control systems shall be repaired immediately.
- G. Contractor shall employ protective measures described in Item General Source Controls to avoid damage to existing trees to be retained on the project site. Conduct all construction operation under this contract in conformance with the erosion control practices described in that item.

Construction methods.

- A. Install inlet protection barriers of the type specified on PLANS in accordance with enclosed drawings.
 - B. Inspect inlet protection barriers after each rain, daily during period of prolonged rainfall, and at a minimum once a week. Repair or replace damaged barrier components to restore the requirements of this item. Remove sediment deposit when the sediment has accumulated to one-half the height of the barrier.
- (Ord. No. 94-155, § 2, 12-20-94; Ord. No. 05-329, § 1, 6-21-05)

WORKING HOURS

**MONDAY – FRIDAY
7:00 A.M. TO 6:00 P.M.**

**SATURDAY
8:00 A.M. TO 5:00 P.M.**

**SUNDAY
HOLIDAY (NO WORK ALLOWED)**

LAS HORAS DE TRABAJO

LUNES – VIERNES

7:00 A.M. HASTA LAS 6:00 P.M.

SABADO

8:00 A.M. HASTA LAS 5:00 P.M.

DOMINGO

**DIA DE DESCANSO (NO SE PERMITE
TRABAJAR)**

Required Plan Comments for Residential Home Construction

1. All construction shall comply with IRC (2003 IRC), and the 2005 (NEC).
2. Approved plans, permit and inspection tickets shall be available on jobsite for each inspection.
3. Garages beneath habitable rooms shall be separated from habitable rooms by 5/8" Type "X" gypsum board. R309.2
4. Driveway approach(s) shall meet the standards of Harris County, Texas.
5. Setbacks shall comply with zoning requirements.
6. A two-way sewer cleanout shall be installed within 30" of the house section P3005.2.
7. Form board survey required to be onsite at the plumbing rough inspection.
8. All seconds inspections shall be called concurrently.
9. Emergency egress windows or doors shall be provided in sleeping rooms in accordance with R310.
10. Safety glazing of doors and windows shall conform to the requirements of R308.4.
11. Attic access shall be provided in accordance with R807.
12. Brick and masonry veneer shall be supported as per section R703.7.2.
13. Stair treads and risers.

The maximum riser height shall be 7 ¾ inches and minimum tread depth shall be 10 inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. A nosing not less than ¾ inch but not more than 1¼ inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch. A flight of stairs shall not have vertical rise greater than 12 feet between floor levels or landings. Section 311.5.3.

14. Approved drain pan required for water heaters installed above the first floor P2801.5.
15. Water heater drain pans shall drain to exterior of building.
16. Combustion air for gas-fired water heaters shall comply with G2407.
17. Bathrooms, water closet compartments and other similar rooms shall be provided with windows of not less than 3 square feet, one-half of which must be operable or a minimum 50 cfm fan exhausted directly to the outside R303.3.
18. Clothes dryer vents shall be installed in accordance with M1501.
19. Smoke detectors shall be installed in accordance with R313.
20. GFCI protection shall be provided in accordance with electrical code 210-8 (NEC).
21. GFCI bathroom receptacles must be installed within 36 inches of lavatory basin 210-52 (NEC).
22. Branch circuits which supply any outlet in dwelling unit bedrooms must be protected by arc-fault circuit interrupter(s) 210-12(NEC).

NOTE TO CONTRACTOR: Inspection requests must be received before 3:00 PM to schedule for next business day. If you need an inspection to be done on a particular day/time, or to meet the inspector on-site, etc., a note must be made for the inspector on the bottom comment line, otherwise failed inspection fees may be incurred. Requests for re-inspections will only be scheduled if applicable fees have been paid.

CITY OF BUNKER HILL VILLAGE
FAX 713-827-8752

INSPECTION REQUEST FORM

BUILDING CONTRACTOR: _____

JOB SITE ADDRESS _____ Passed _____ Failed _____

CONTACT PERSON: _____ PHONE NUMBER: _____

PERMIT# _____ FAX-IN DATE ___/___ & TIME ___:___ NEW ___ REMODEL ___ POOL ___

Form Survey ___ Foundation ___ Pier/Footing ___ Wind Bracing ___ Brick Ties ___ Lathe ___

Frame Cover ___ Polly Seal ___ Insulation ___ Driveway/Approach ___ Building Final ___

Pool Stake-Out ___ Pool Steel ___ Pool Decking ___ Pool Final ___

One Final Inspection (*circle one*: Demo / Fence / Re-roof / Foundation Repair) _____

PLUMBING CONTRACTOR: _____

JOB SITE ADDRESS _____ Passed _____ Failed _____

CONTACT PERSON: _____ PHONE NUMBER: _____

PERMIT# _____ FAX-IN DATE ___/___ & TIME ___:___ NEW ___ REMODEL ___ POOL ___

New/Remodel Inspections: UG ___ Cover / Top Out ___ GTO ___ Shower Pan ___ Final ___

One Final Inspection (*circle one*: Water Heater / Area Drains / Irrigation / Sewer Re-Route /
Sewer Disconnect / Gas Test / GTO / Water Line) _____

ELECTRICAL CONTRACTOR: _____

JOB SITE ADDRESS _____ Passed _____ Failed _____

CONTACT PERSON: _____ PHONE NUMBER: _____

PERMIT# _____ FAX-IN DATE ___/___ & TIME ___:___ NEW ___ REMODEL ___ POOL ___

T-pole ___ Meter Loop ___ TCI ___ UG ___ Cover ___ Final ___ Other _____

MECHANICAL CONTRACTOR: _____

JOB SITE ADDRESS _____ Passed _____ Failed _____

CONTACT PERSON: _____ PHONE NUMBER: _____

PERMIT# _____ FAX-IN DATE ___/___ & TIME ___:___ NEW ___ REMODEL ___

Cover ___ Ducts/Box Seal ___ Hood/Vents ___ Final ___ Change Out Final ___ Other _____

COMMENT _____