



Residential Building Permit Application Packet

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Section 101: Basis.

Any owner or authorized agent who intends to construct, enlarge, alter, and/or repair a building or structure shall require a building permit as required by the Building Official.

Section 102: Code Requirements.

All schematics shall be drawn and all other information shall be in accordance with the 2012 International Codes, 2014 National Electrical Code, and City Code Chapter 6. This must be clearly indicated on the plans and other required documents. Failure to include information in the plans and other required documents will result in delay of approval.

Section 103: Penalty for Work before Permit and/or Inspection.

Any work that is done without an issued permit or missed inspection may result in a penalty fee that adds to the overall cost and/or results in a time penalty in accordance with the adopted Fee Schedule.

Section 104: Private Development Restrictions.

The City reviews plans only for compliance with City Code and approved International Codes. Additional regulations as recorded within any deed restrictions or codes, covenants, and restrictions (CCR's) through a homeowner's association may be applicable and may require their approval. It is the applicant's responsibility to adhere to these standards.

Section 105: Owner-Builder Being Contractor for Residential Building Additions and Remodels which Require a Building Permit.

An owner of a principal domicile (not a second home or rental property) who has a proven homestead exemption from the County may become their own contractor for building additions and remodels that require a permit. To start this process, please complete the attached "Affidavit for Homestead – Building" application with this building packet.

Section 106: Issuance of Building Permit and Certificates of Occupancy in Relation to Final Platting, Subdivision Construction, & Subdivision As-Built.

To issue a building permit for a lot, the City must have recorded with the applicable county a plat associated with the lot. This does not apply to un-platted lots before December 3, 2019 unless newly platted after that date. Also, if building subdivision infrastructure, the City must also approve the subdivision construction plans before any building permits can be issued for the lot. Also, a Certificate of Occupancy (Building Final) cannot be approved until the City has approved the subdivision infrastructure through the Subdivision As-Built process.

Section 107: Historic Review Board Approval Required Before Building Permit Issuance.

For any property located within a City designated historic district any new building (including site built, moved, and prefabricated), building addition, or structural addition requires approval of the City Historic Review Board. This documentation must be provided at the time of application submittal to the City.

Section 108: Trades Permit Application as a Supplement.

Any electrical, fuel-gas, plumbing, or mechanical work to be performed as shown in the building plans requires a separate trades permit application to be completed and approved before this work can be completed by the applicant. A building permit must be issued by this Department before any Trades Permit Applications may be submitted to the City. The Trades Permit Application can be found at <http://elgintx.com/908/Building-Division> or under the Development Services Department portion of the City website.

Section 109: Submission Requirements for Residential Building Permit.

The following items are a generalized list that must be submitted for review and drawn to an appropriate scale. Depending upon the project, additional data may be required (details, computations, stress diagrams, soil analysis, handicap requirements, engineer/architect/surveyor seals, electrical riser/diagrams/calculation/analysis, etc.). Please submit only one (1) copy of all items on the list. All items shall be submitted electronically at planninganddevelopment@ci.elgin.tx.us

- A. **Submittal of appropriate filing fees for the application which are as follows: (some to be charged at time of application and some charged at the time of building permit issuance).**
1. New Building or Addition at or less than 2,500 sq. ft.:
\$0.60 per sq. ft. of building area + 115% for any City third party review.
 2. New Building or Addition at or more than 2,501 sq. ft.:
\$0.70 per sq. ft. of building area + 115% for any City third party review.
 3. Existing Building Remodel:
\$0.60 per sq. ft. of building area or \$400.00, whichever is greater + 115% for any City third party review.
 4. For Each Individual Inspection: (There are typically a minimum of three inspections on new construction)
\$75.00 + 115% for any City third party review. A failure of an inspection results in a new charge because it is a new inspection.

5. Impact Fee for Single Family Dwelling Unit: (1 dwelling unit in a building)

<u>Date of Plat Approval</u>	City Water Impact Fee*, #	Sewer Impact Fee**
Non platted lot	\$3,790	\$2,348
07/03/2019 – Present	\$3,790	\$2,348
08/05/2014 – 07/02/2019	\$3,000	\$1,600
08/04/2009 – 08/04/2014	\$2,600	\$1,900
04/01/2003 – 08/03/2009	\$1,900	\$1,300
02/15/2000 – 03/31/2003	\$1,500	\$1,000
07/03/1984 - 02/14/2000	\$1,000	\$500
Pre 07/03/1984	\$0	\$0

- * - City Water Impact fee based on only a ¾ meter; a larger meter will increase these fees. A larger meter requirement is a rare circumstance.
- # - This impact fee is not charged for dwellings inside a Municipal Utility District or Aqua Water Supply Corp. District.
- ** - Sewer Impact Fee based on only a 4-inch pipe, a larger pipe will increase these fees. A larger pipe requirement is a rare circumstance.

6. Impact Fee for Duplexes: (2 dwelling units in a building)

<u>Date of Plat Approval</u>	City Water Impact Fee*, #	Sewer Impact Fee**
Non platted lot	\$3,411	\$2,113.20
07/03/2019 – Present	\$3,411	\$2,113.20
08/05/2014 – 07/02/2019	\$2,700	\$1,440
08/04/2009 – 08/04/2014	\$2,340	\$1,710
04/01/2003 – 08/03/2009	\$1,710	\$1,170
02/15/2000 – 03/31/2003	\$1,350	\$450
07/03/1984 - 02/14/2000	\$1,000	\$500
Pre 07/03/1984	\$0	\$0

- * - City Water Impact fee based on only a ¾ meter; a larger meter will increase these fees. A larger meter requirement is a rare circumstance.
- # - This impact fee is not charged for dwellings inside a Municipal Utility District or Aqua Water Supply Corp. District.
- ** - Sewer Impact Fee based on only a 4-inch pipe, a larger pipe will increase these fees. A larger pipe requirement is a rare circumstance.

7. Tap Fees into City Utility Lines for Each Dwelling Unit: \$2,000 for water and \$2,000 for sewer (only needed if taps do not already exist for the home). Prices are for 3/4" water meter and 4-inch sewer line. A larger water meter or sewer line would increase these fees. Larger items are a rare circumstance.
 8. City Water Meter Application Fee for Each Dwelling Unit: \$25.00. Homes not on City water will not incur this fee as they would need to verify with their applicable Municipal Utility District or Aqua Water Supply Corp.
 9. City Water Meter Deposit Fee for Each Dwelling Unit: \$200.00 for 3/4 inch or 1-inch water meter. A larger water meter would increase these fees. A larger meter is a rare circumstance. Homes not on City water will not incur this fee. However, their applicable Municipal Utility District (MUD) or Aqua Water Supply Corp may charge a separate fee.
 10. New City Meter Water Install Fee for Each Dwelling Unit: \$150.00 for 3/4 inch meter and \$200.00 for a 1-inch meter. A larger water meter would increase these fees. A larger meter is a rare circumstance. Homes not on City water will not incur this fee. However, their applicable Municipal Utility District (MUD) or Aqua Water Supply Corp may charge a separate fee.
 11. Sidewalk-in-lieu fee: \$4.75 per square foot of sidewalk. In newer areas the building of a sidewalk is mandatory, and this fee will not be paid. In older areas this fee is paid where open swales exist in the neighborhood, unless otherwise stated by the City.
- B. Submittal of fully completed building permit application.
- C. An existing survey of the property.
- D. If within a historic district and the project is a new building, building addition, or structural addition, the approval documentation from the City Historic Review Board.
- E. Incorporation of City Construction Standard Schematics S-1 if building a sidewalk within the right-of-way, S-2 and M-1 if building a sidewalk across a driveway entrance within the right-of-way, M-7 and M-8 if building a driveway entrance within the right-of-way. **These must be included within the building set to be approved by the City.**
- F. Site plan of the lot and details which at minimum includes the gross floor area of all buildings (everything under roof for each floor which includes any garages, covered patios, covered porches, and covered balconies), all building footprints, easements, setbacks, and driveway locations/dimensions including their length and width, sidewalk location and width, fence location and sizes, right-of-way, surveyed grade elevation of highest point (Note as Benchmark Elevation 100'), First Floor Elevation, Highest Roof Ridge (Relative to Benchmark), slope of grades showing general drainage, and identification and location of any flood zones. Erosion control barriers shall also be shown on the plans.

- G. Schematics of the driveway on-property and within the right-of-way and include any piping type, materials, and size associated with culverts, driveway materials, fencing schematics which shows the design, height, mounting procedures, and locations, and sidewalk schematics which include the location, materials, and design. **Any piping associated with an open swale must be a minimum 12 inches reinforced concrete. City schematics associated with residential driveway construction over open swales in the City right-of-way have been included in the packet and must be incorporated into the building plans. Wire mesh must be used within the City right-of-way** Their must be a minimum of 360 square feet, this includes garages, of impervious area on-site for parking at a single-family home. For duplexes this increases to 720 square feet. A driveway must be a minimum of nine (9) feet wide. If construction of the driveway is located within any county or State right-of-way, the City will need a copy of the approved permit.
- H. Schematic of sidewalks within the City right-of-way incorporated into plans, if building sidewalks. If sidewalk is located in county or State right-of-way, the City will need copy of permit.
- I. Landscape plan which at minimum shows the number, species, caliper, and location of plantings for trees; shows the number, species, gallon-container size, and location of shrubs; and shows locations for placement of sod. **This plan is not required for residential lots that were platted before January 8, 2013, unless re-platted.**
- J. Irrigation plan which shows at minimum the location, type and manufacturer of the backflow prevention device, design pressure, main and lateral lines, valve boxes, and valves sealed by a State licensed irrigation specialist. **This plan is not required for residential lots that were platted before January 8, 2013, unless re-platted.**
- K. ResCheck Form of the applicable City approved IECC signed by a licensed Architect, a licensed Engineer, or a certified Residential or Commercial IECC Representative. An example to start a ResCheck has been provided in this packet.
- L. **Engineer seal, signature, and date on all foundation plans regardless of size**, for buildings over 5,000 square feet, and anything outside of standard construction practices. Foundation plans shall show; depth, width and spacing of all beams or footings, thickness of slab, size, number, and spacing of rebar and stirrups, depth of beams or footing into undisturbed soil, height above exterior grade, fall or finished exterior grade at foundation.
- M. Floor plan and details with applicable Code requirements on plans which includes layout with rooms labeled on plans.
- N. Wall construction plan or cross section details/framing details with applicable Code requirements on plans including exterior finishing materials, window sizes & type are shown (identify safety glazing where required by Code, size must match Res-Check) and door sizes and swings are shown. Insulation shown must match Res-Check.

- O. Roof plan and framing detail or truss specifications such as lumber size, species, & grade with pitch shown along with overhang dimensions and meeting all other applicable Code requirements on plans. Insulation shown must match Res-Check Report.
- P. Elevations which show front, side, and rear and include at a minimum construction materials and the building heights which is measured at grade within a non-flood zone and at base flood elevation + one (1) foot inside flood-zones with applicable Code requirements on plans. Doors and other openings including size and location to be shown on these plans.
- Q. If applicable, an electrical plan and details showing needed items in accordance with City adopted IBC Code this includes at a minimum electrical service load analysis, breaker panels, arc-fault circuit protection, location of electrical distribution equipment, power-lighting and equipment layout, location of weatherproof/GFCI receptacles, notes on plans to substantiate items, and location of smoke detectors with applicable Code requirements on plans.
- R. If applicable, an plumbing plan and details showing needed items in accordance with City adopted IPC Code this includes at a minimum piping layout, water meter size, water service line size, water heater size and type (i.e. gas or electric), type of materials to be used. This includes an approved OSSF form or letter from the County that shows septic is properly sized to accommodate the use of the proposed new or added building containing plumbing fixtures with applicable Code requirements on plans.
- S. If applicable, mechanical plan and details showing needed items in accordance with City adopted IMC Code which include manual J forms (Load Calculations) and manual S forms (Equipment selection) prepared by a licensed HVAC contractor or engineer, HVAC locations, method of running HVAC (i.e. gas or electric), type and size of HVAC unit, and system distribution with applicable Code requirements on plans.
- T. If applicable, gas plan and details showing needed items in accordance with City adopted IFGC Code with applicable Code requirements on plans.
- U. Wind bracing/sheathing plan Engineer designed and stamped and in compliance with the City applicable IRC code with applicable Code requirements on plans. This should show seismic design category and maximum braced wall line spacing.
- V. Any other information as required by the City.

One (1) of each item shall be submitted in electronic format to planninganddevelopment@ci.elgin.tx.us

Section 110: Submittal Review.

The application and associated materials will be routed for building, zoning, irrigation, and landscaping reviews. **This process will take a maximum period of fourteen (14) calendar days from the date of application submittal to the City.**

A plan review sheet will be generated if there are comments. Comments will be sent to the applicant in order to respond to the plan review sheet. It is required the applicant respond in writing to address each comment on letterhead and provide the necessary documentation to show compliance with the issue. The applicant shall have six (6) months from the date on the plan review sheet to address all comments, provide documentation, and resubmit to the City.

These shall be submitted electronically at planninganddevelopment@ci.elgin.tx.us. Failure to do so within this period results in expiration and a new application must be filed with the City.

The process of resubmittal and the City providing comments continues in this cycle until all comments have been addressed by the applicant and any applicable penalty fees have been paid to the City. **Additional resubmittals will take a maximum fourteen (14) calendar days from the date of re-submittal to the City.**

Section 111: Building Permit.

Once the City closes all comments on the plan review sheet and any applicable penalty fees have been paid, the City will issue to the applicant a signed building permit. This must be placed in a conspicuous place on the property, so it is viewable to the public. **Construction cannot occur until the City issues this permit.**

Section 112: Contact for Inspection.

The City does not have internalized building services and contracts this service to the following:

ATS Engineers, Inspectors, and Surveyors
4910 W. U.S. Highway 290
Austin, TX 78735
Phone: (512) 328-6995
Fax: (512) 328-6996
scheduler@ats-engineers.com

Payment must be submitted to the City for any inspection before any inspection can be scheduled. Any inspections must be submitted to ATS Engineers by 4:30 P.M. Central Standard Time the day before the inspection, in order for any inspection to occur the next business day. **It is the responsibility of the permit holder to make inspection requests for each phase of construction prior to proceeding with construction.** This must include the name and phone number of the permit holder, the physical address of the permitted project, and the type of inspection needed. If a preference exists for either a morning or afternoon inspection, or if an inspector must meet with a contractor/owner on the job site, it must be notated by the person requesting the inspection.

Section 113: Pre-Construction Homeowner Coordination Meeting.

This is a voluntary service and if contacted prior to construction, ATS will meet with the homeowner/applicant to discuss requirements for inspections and compliance with City ordinances. **Be aware this is a billable service.**

Section 114: Generalized Inspection List.

The plan review sheet provided by the City will indicate the exact inspections required to satisfy the building project, **all required inspections will be listed on the plan review sheet generated during the submittal review.** It is the responsibility of the applicant to ensure compliance with the inspection list. Below is a general representation of inspections the City requires for a new building project. Depending upon the project, additional inspections may be required

1. Pre-Construction Review & Temp Electric – This will determine if the meter base and panel is set per Code with regard to under-ground or over-head electrical connection, ground-fault circuit protection on all 120-volt receptacles, proper grounding means must be in place, and if job-site address and permit is visible from street.

During this time a site review will be conducted to help identify building locations, erosion control measures, water quality protection issues, safety fencing verification of trash receptacle, verification of portable toilet facility, safety fence shall be in place when construction site is adjacent to a building completed or near completion, tree protections are in place, and other pre-construction requirements.

2. Plumbing Rough & Layout – This is to be made after the soil, drain and waste piping is installed within the confines of a slab form and prior to any backfill or placement of concrete. A water test with a 10-foot head pressure or 5-PSI air test shall be performed on the entire system to verify tightness of the system. Building drain must be sleeved where passing through exterior beam. Sleeve shall be sealed tight around the building drain to prevent insect intrusion. All drain and waste piping installed with slope required for pipe size. Finished floor elevation allowing proper drainage around structure.
3. Sewer-Water Yard Line Inspection – A visual inspection and testing of the building sewer and water service installed from the structure to the utility taps. This inspection requires proper separation of services and burial depths as required by the applicable International Codes. This is to be made after trenches are excavated, piping installed and tested, and before any backfill is placed. All necessary main supply shut-off valve(s) and/or back flow prevention devices installed on water supply and where necessary, any backwater prevention valve(s) installed on building sewer piping. Pressure reducing valves shall be in place, if required. Minimum buried depth of 12-inches. Trench is void of rocks, debris and bedded with sand. Sewer piping has slope required for pipe size. Clean out(s) installed and tap connection complete at main.
4. Engineer's Pre-Pour Report - This inspection is performed by the applicant's engineer. The report shall be provided to the City. A "foundation letter" from the engineer must be submitted before scheduling a pre-pour inspection.
5. Foundation Pre-Pour - **See Section 115 before scheduling inspection. Form boards to be in place and "form survey" to be provided to the City from project surveyor before scheduling inspection.** Also, reinforcement steel and/or post-tension cables in place, grade beams cleaned and cut, vapor barrier installed and intact. Approved plans must be on-site. All rough-in plumbing, in-slab electrical or other conduit in place. All in-slab water distribution piping is installed within the confines of slab form and prior to any backfill or placement of concrete. Copper water lines shall be sleeved and protected from dissimilar metals. In slab water distribution piping is insulated within 12-inches from slab exterior and pressure tested to a minimum 80 PSI. "UFER" ground wire bonded to reinforcing steel. All DWV shall remain under water test. This inspection will be performed AFTER the installation of reinforcing rods and/or cables within the foundation area.

6. Framing - A visual inspection of the structural components of the building envelope. This inspection shall be approved prior to the installation of masonry and/or insulation. It is to be made after the roof, all framing, fire blocking and bracing are in place. All concealing wiring, all pipes, chimneys, ducts and vents are complete. Construction plans, documents, and engineered product specifications are to be on-site.
7. Electrical Rough In - A visual inspection of the electrical wiring and panel(s) it is to be made after the roof, framing, fire blocking and bracing is in place and prior to the installation of batt insulation and/or sheetrock. All branch circuit and dedicated wiring, boxes, conduit, panel(s) in place and properly secured. Cold-water ground wire is installed to copper water distribution piping.
8. Plumbing Top Out - To be made after the roof, framing, fire blocking and bracing is in place and all water distribution, soil, waste and vent piping and gas piping is complete and tested, and prior to the installation of insulation and/or sheetrock. A full system water pressure test or 50-PSI air test is required for inspection of the water distribution piping. For structures two (2) stories or more, tub(s) and/or shower pan(s), and drain, waste and vent piping shall have a water test performed to verify tightness of the system.
9. Gas Test - A visual inspection and testing of the gas piping. The inspection requires a minimum 20 psi gauge test with all valves in the open position. Bubble testing shall be required if deemed necessary.
10. Mechanical Rough In - A visual inspection of the mechanical ducts and equipment. It is to be made after the roof, framing, fire blocking and bracing is in place and all ducting, and all other concealed components are complete, and prior to the installation of batt insulation and/or sheetrock.
11. Sheathing - To be completed prior to the application of masonry. This inspection is intended to evaluate the wind bracing elements, check for the correct exterior sheathing materials, and check the sealing/protection of the exterior envelope prior to any masonry and or lath. At the same time a visual inspection of the soffit and covered porches is completed to show compliance of correct framing materials and correct uplift hardware before being covered.
12. Re-frame and Insulation - To be made after all batt insulation is in place and all exterior and plate penetrations have been sealed and correction items from previous Frame and MEP rough-in inspection(s) are complete. Requirements of the International Energy Conservation Code are enforced.
13. Masonry/Lath/Wall Tie - The visual inspection of exterior wall materials to make sure it meets masonry requirements on first (1st) floor and second (2nd) floor. Includes wall tie inspection. Lath inspections are to be completed when the lath is completed. Brick tie inspections are to be called when the masonry veneer is in progress.
14. Wallboard - To be made after all wallboard is installed and fastened and prior to taping/float skim coats.

15. Permanent Power (Meter Release) - A visual inspection where all wiring shall be properly terminated or contained within a covered outlet box and main disconnect is installed and ready to be energized. This inspection may be scheduled any time after the installation of electrical trim components. All equipment and panels (including meter can) shall be properly bonded. Panels shall be labeled. Electrical service wiring and main disconnect is installed and ready to be energized. Postal address number are posted and visible from street.
16. 2nd Gas (Meter Release) - This must be performed by a professional certified to conduct the test and affidavit completed in the Trades Permit Application Packet. The visual inspection and testing of the gas piping system prior to the release of the gas meter. The system shall maintain a minimum 20 psi air test on gas piping to verify tightness of system. All gas stops, valves, and flex piping shall be in place at this time and connected to appliances.
17. IECC Energy Compliance Duct Blaster and Blower Door Testing - This must be performed by a professional certified to conduct the test and affidavit completed in the Trades Permit Application Packet. They will perform a duct blaster and blower door test. Testing is not required for remodeling projects when the existing ductwork is unaltered.
18. Driveway – Sidewalk Pre-pour - This inspection must be done before concrete is poured at the site, to ensure all requirements are met including verification of culvert size (as applicable), flow of the culvert (as applicable), sidewalk standards, and driveway standards per plans and City specifications on property and in the City or private right-of-way. Any State or County right-of-way may require separate inspections. The City must perform this inspection.
19. Mechanical Final - To be made after the building is complete, the mechanical system is in place, properly connected, and operating and the structure is ready for occupancy.
20. Plumbing Final - To be made after the building is complete, all plumbing fixtures are in place and properly connected, gas meter is set, and the structure is ready for occupancy. All properties required to discharge to a private sewage disposal system shall have an approved certificate of completion from the County and a backflow prevention assembly test and maintenance report. Use most current TCEQ form.
21. Electrical Final - To be made after the building is complete, all required electrical fixtures are in place and properly secured, connected, or protected all panel(s) are labeled and system is energized.
22. Building Final - To be made after the building is complete and ready for occupancy. This is also a visual site inspection where compliance with impervious cover, final drainage and grading are sought. Also, the landscaping and irrigation will also be inspected at this time to verify that all plant species, including grass, are installed to appropriate planting standards and that the irrigation is operational. This will also be a visual inspection for completion of components of the property which shall include, but not limited to, fencing, flatwork, site is free of construction debris, construction equipment removed, etc. All prior inspections have passed, and re-inspection fees paid.

Section 115: Requirement to submit Form Survey Before Scheduling Pre-pour inspection.

The applicant shall submit the form survey to the City before the pre-pour inspection is scheduled with ATS to verify the home is being built as shown in the plans. Failure to submit this document will result in denial to schedule pre-pour inspection.

Section 116: Thermal Envelope Verification & Duct Test Verification Form on Premises During Inspections.

If completing any mechanical duct work, a copy of the duct test and thermal envelope verification applications, with all information filled out and all applicable signatures must be displayed on the premises for review by the inspector at the time of final inspection. Failure to display these items or complete may result in inspection failure. The City must have a copy of these documents as well.

These forms are located within the Trade Permit Application Packet. It can be found at <http://elgintx.com/908/Building-Division> or under the Development Services Department portion of the City website.

Section 117: Right of Entry and Inspection.

The City and its representatives have the right to enter the premises at reasonable hours to review any work associated with the permit. Failure to allow entry may result in a stop work order or any other penalties as allowed by law.

Section 118: Results of Inspections.

When conducting inspection's, the inspector shall either pass or fail the inspection. If the inspection is passed, then construction may continue to proceed until the next inspection is required by the City. If the inspection is failed the inspector will provide a sheet indicating what shall be remedied before a second inspection can be completed. **Failure of inspection will require payment of another inspection fee with the City before it can be rescheduled.**

Section 119: Issuance of Temporary Certificate of Occupancy (TCO).

In situations where a few minor issues exist on the site and are not life, safety, or welfare issues, a temporary certificate of occupancy may be issued at the site. The Building Official has the final authority on whether to issue this permit. It is the Building Official's prerogative as to the expiration of the permit. If issued, this is regarded as authorization for people to begin inhabiting the premises as a livable space and to begin moving in furniture.

All items associated with the construction must be addressed, another final inspection must be scheduled, and a permanent certificate of occupancy issued within this timeframe. **Failure to follow standards as denoted in the previous sentence will result in expiration of TCO and occupation of premises by any residents must end immediately.**

Section 120: Issuance of Permanent Certificate of Occupancy (PCO).

Once all inspections have been passed by the City, it will issue a signed permanent Certificate of Occupancy to the applicant/homeowner. This is the authorization for people to begin inhabiting the premises as a livable space and to begin moving in furniture.

What you should know about developing on a tract of land within Elgin Rolling Meadows.

This is a development consisting of twenty-one (21) tracts of land that are approximately 5.01 acres in size in an area bounded between Carlson Lane, County Line Road, and Carlson Road in Travis County and within the City limits.

Originally these tracts were developed in 2017 and were not platted due to an exception within the City's Subdivision Code at that time. Because of this exception typical subdivision items such as review of drainage, placement of sewer lines, sidewalks, and review of impervious coverage by the City were not completed for the development. Since they were not completed these items must be addressed by individuals wishing to develop in this development.

ADDITIONAL REQUIREMENTS DUE TO DEVELOPMENT

The City will request additional information as part of any building permit application which includes the following:

1. A drawing which includes, but not limited to, how drainage and impervious coverage will be addressed on the lot sealed by a State licensed engineer. This will be reviewed and approved by the City Engineer before a building permit will be issued for the tract.
2. A drawing which indicates an extension of sewer lines within the right-of-way to the tract of land if an existing sewer line is within 200 feet of the tract of land. This is to be approved by the City Engineer if located on Carlson Lane right-of-way otherwise it must be approved by Travis County if within County Line Road and/or Carlson Road right-of-way. This extension must be in place and active before the City can issue a Certificate of Occupancy. Otherwise, an approved permit for a septic system will need to be submitted and approved by the State.
3. Properties with frontage along Carlson Lane may be required to provide up to fifteen (15) feet of right of way to the City to accommodate future infrastructure improvements to the roadway. In addition, Travis County may request up to fifteen (15) feet of right of way for properties with frontage along County Line Road and/or Carlson Road.

STANDARD REQUIREMENTS OF ANY DEVELOPMENT IN THE CITY

Be aware other items required for all development within the City will be required on any tract which includes the following:

1. Placement of sidewalks within any right-of-way or payment of a sidewalk-in-lieu fee with rate determined by the City Engineer (typically this is around \$4.75 a square foot of sidewalk). This sidewalk must either be shown on the site plan or indicated by the applicant that sidewalk-in-lieu fees will be paid at the time of building permit issuance.
2. An impervious driveway (i.e., brick, asphalt, pavers, concrete) to be constructed on the tract and shown with construction details as part of the building permit application.
3. All other items as indicated with the submission requirements.

Any questions concerning this information should be directed to the City of Elgin Development Service Department at the main email: planninganddevelopment@ci.elgin.tx.us or the main line at (512) 281-0119.

RESIDENTIAL BUILDING PERMIT APPLICATION

Date: _____

New

Addition

Remodel

SITE INFORMATION

Project Address: _____; OR

County Appraisal District Property ID #'s: _____; OR

Legal: Subdivision: _____

Lot: _____; Block: _____; Section/Phase: _____

PURPOSE OF APPLICATION

New Construction

Addition

Remodel

Repair

Single Family Home

Duplex

ENGINEERS INFORMATION (ONLY FOR HOMES 5,000 SQ. FT. OR MORE)

State License #: _____; Expiration Date: _____

Business Name: _____

Engineers Name: _____

Address: _____

City, State, Zip: _____

Phone #: _____; E-mail: _____



APPLICANT/BUILDER INFORMATION

Business Name: _____

Representative Name: _____

Postal Address: _____

E-Mail Address: _____; Phone Number: _____

The information given on this application is accurate to the best of my knowledge. All provisions of laws and ordinances governing this work will be complied with, whether specified on this application or not. Granting a permit does not give authority to violate or cancel provisions of any other State or local law.

Signature	Printed Name	Date
-----------	--------------	------

Description of Project

Total Square Footage of Building: _____; Cost of Improvements: \$_____

1st Floor Square Footage: Living Area _____; Covered Patio _____

Covered Porch _____; Garage _____; Other _____

2nd Floor Square Footage: Living Area _____; Covered Balcony _____

3rd Floor Square Footage: Living Area _____; Covered Balcony _____

of Rooms: _____; # of Stories: _____; # of Plumbing Units: _____; Interior Walls _____.

Foundation Type: _____; Roof Type: _____.



PROPERTY OWNER

Name: _____

Postal Address: _____

E-Mail Address: _____; Phone Number: _____

I have reviewed and approved this request.

Signature

Printed Name

Date

All schematics shall be drawn and all other information shall be in accordance with the 2012 International Codes, 2014 National Electrical Code, and City Code Chapter 6. This must be clearly indicated on the plans and other required documents. Failure to include this information will result in delay of approvals.



TO BE COMPLETED BY STAFF

Historic Review Board: No: _____; Yes: _____; Date of Approval: _____

Building Permit Fee Total: \$ _____

Plan Review Fee Total: \$ _____

Electric Trade Permit: \$ _____; Inspection Fee: \$ _____; Total: \$ _____

Plumbing Trade Permit: \$ _____; Inspection Fee: \$ _____; Total: \$ _____

Fuel/Gas Trade Permit: \$ _____; Inspection Fee: \$ _____; Total: \$ _____

Mechanical Trade Permit: \$ _____; Inspection Fee: \$ _____; Total: \$ _____

Water Impact Fee: \$ _____; Sewer Impact Fee: \$ _____; Total: \$ _____

Water Tap Fee: \$ _____; Sewer Tap Fee: \$ _____; Total: \$ _____

Sidewalk-in-lieu Fee: \$ _____

Water Meter Size: _____; Water Meter Deposit: \$ _____

Water Deposit Application Fee: \$ _____

Grand Total: \$ _____



310 North Main Street
P.O. Box 591
Elgin, Texas, 78621



(512) 281-0119



www.elgintx.com

AFFIDAVIT FOR HOMESTEAD – BUILDING

This document must be presented with a printout from the applicable County Appraisal District website stating the owner’s name, property address, and homestead exemption.

I hereby swear or affirm that the structural work I propose to do is on a property owned by me and claimed as my homestead. This property is owned by myself and is my principal residence and is not a rental property or a secondary residence as of the date of signature and during the life of the work. All work will be performed by my own hands. I will not contract or subcontract the work. All work I propose to do will be in conformance with the City adopted International Residential Code and other applicable City ordinances. In the event I decide to sell this property, thereby changing my homestead status, I swear or affirm to make the purchaser aware in writing that structural work performed at the following address as stated in this application was not performed by a State licensed contractor but by myself.

I affirm I have read and fully understand the above and swear or affirm under Oath that I qualify for a homestead.

Date: _____; Owner’s Address: _____

Owner’s Printed Name: _____

Owner’s Signature: _____

FOR NOTARY USE ONLY

The State of _____

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes herein expressed.

GIVEN UNDER MY HAND AND SEAL, this the _____ day of _____, 20____.

_____ Notary Public for the State of _____

_____ Print Name

PLACE SEAL BELOW

My Commission Expires: _____



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ESCROW ACCOUNT SET UP FORM

NOTE: This account form is recommended for licensed residential builders who intend to build more than one (1) home within the City.

Beginning Deposit: \$ _____

Company Name: _____

Company Address: _____

Account Contact: _____

Phone Number: _____; Email: _____

List of Authorized Users on Account:

_____; _____
_____; _____
_____; _____
_____; _____
_____; _____

I understand that the purpose of this account is to pay all permit fees or inspection fees incurred by our company for various projects in the City. I further understand that this account will be required to be replenished once the balance drops below \$200.00. Upon written notification of completion of the project; any unutilized funds will be returned to the account holder.

Title with Company

Signature

Printed Name

Date



310 North Main Street
P.O. Box 591
Elgin, Texas, 78621



(512) 281-5724



www.elgintx.com

How to obtain a ResCheck

Go to <https://www.energycodes.gov/rescheck>

Click on Start REScheck web

REScheck

Residential Compliance Using REScheck™

The REScheck product group makes it fast and easy for builders, designers, and contractors to determine whether new homes, additions, and alterations meet the requirements of the IECC or a number of state energy codes. REScheck also simplifies compliance determinations for building officials, plan checkers, and inspectors by allowing them to quickly determine if a low-rise residence meets the code.

REScheck is appropriate for insulation and window trade-off calculations in residential detached one- and two-family buildings and multi-family buildings three stories or less in height above grade, such as apartments, condominiums, and townhouses. REScheck works by performing a simple U-factor x Area (UA) calculation for each building assembly to determine the overall UA of a building. The UA that would result from a building conforming to the code requirements is compared against the UA for your building. If the total heat loss (represented as a UA) through the envelope of your building does not exceed the total heat loss from the same building conforming to the code, the software generates a report that declares your building is compliant with the code.

REScheck Desktop may be downloaded and installed directly to your desktop, while REScheck-Web™ is accessible directly from the website without having to download and install.

[View a list of supported software versions for code compliance tools](#)

[See if your state or county can use REScheck to show compliance](#)

REScheck™ for Windows

Runs on Windows 7/8/10 in either single, multi-user, or network environments. Note that the Mac version of REScheck has been discontinued. Mac users are advised to use [REScheck-Web](#).

Version 4.6.5 (build version 4.6.5.1)
[View Release Notes](#) to see what's new in this version.

Supported Codes:
2009, 2012, 2015, and 2018 IECC (2018 only supported in REScheck-Web)
State energy codes: Florida, Georgia, Massachusetts, North Carolina, Puerto Rico, Utah, Vermont, New York City

REScheck-Web

REScheck-Web simplifies residential energy code compliance by automating trade-off calculations for the IECC and a number of state-specific codes. It performs just like the REScheck desktop version, but you don't need to download or install any software on your computer. REScheck-Web has been updated with several modern functions, including a new interface, a dashboard of your projects, the ability to share projects with...

REScheck-Web™

REScheck-Web simplifies residential energy code compliance by automating the trade-off calculations for the International Energy Conservation Code (IECC) and a number of state-specific codes.

It performs just like [REScheck](#), the desktop version, but you don't need to download or install any software on your computer.

[Start REScheck-Web](#)

REScheck-Web has been updated!
IECC 2018 IECC (Oct. 2018)

Contact: [Technical Support](#)
[Security & Privacy](#)

Click on Start REScheck-web

REScheck-Web™

Project title: 2012 IECC

Email Address: [input] Password: [input] Log In

Register Forgotten Password?

New Project PROJECT ENVELOPE MECHANICAL REQUIREMENTS Reports

Code/Location

Code: 2012 IECC What's my code?

State: Alabama

City: Abbeville

County: Autauga

If your location is not included here, choose a nearby location with similar weather conditions.

Project Type

New Construction

Addition

Alteration

Building Characteristics

1 - and 2-Family, Detached

Multifamily

Conditioned Floor Area: 0 ft²

All ducts and air handlers are located within conditioned spaces

Explanation of duct testing requirements

Project includes a thermally isolated sunroom

Project includes a pool or inground spa

Project includes an interior wood-burning fireplace

Project Details (optional)

This information will appear on the compliance report. Edit Project Details...

Notes: [input]

CHECK COMPLIANCE To display compliance results, click the Check Compliance button.

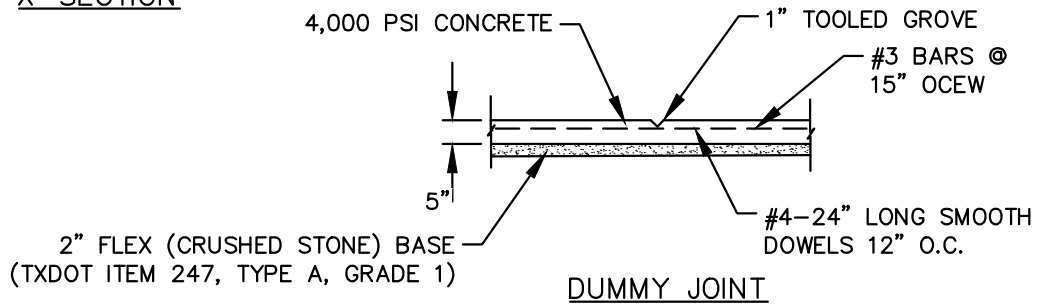
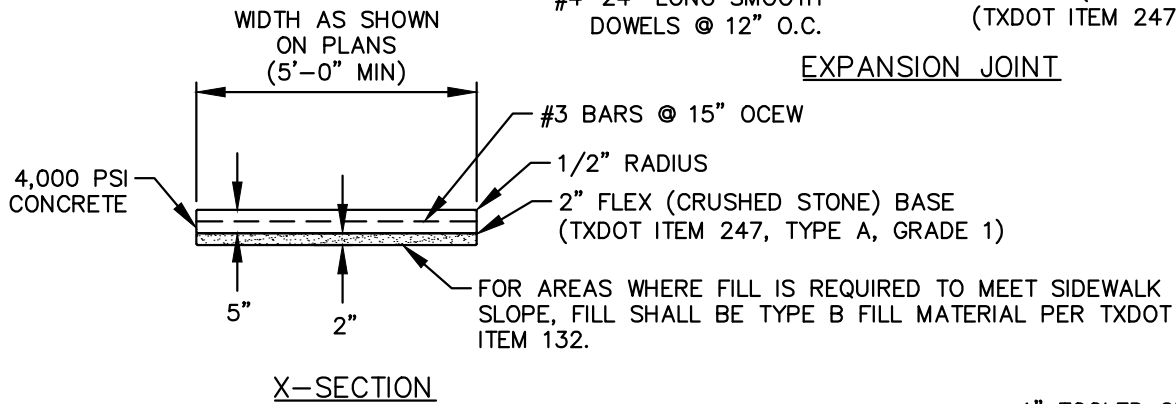
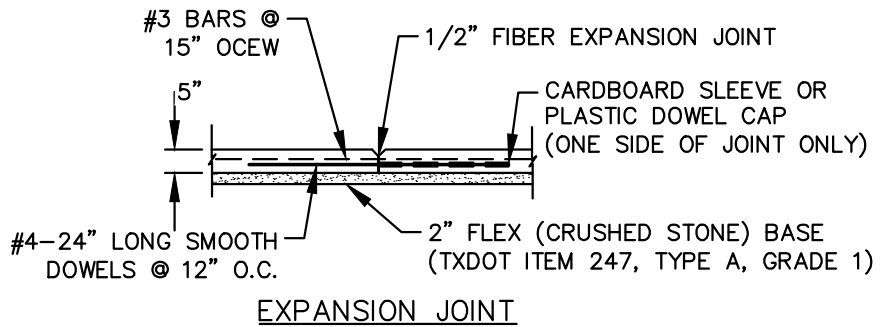
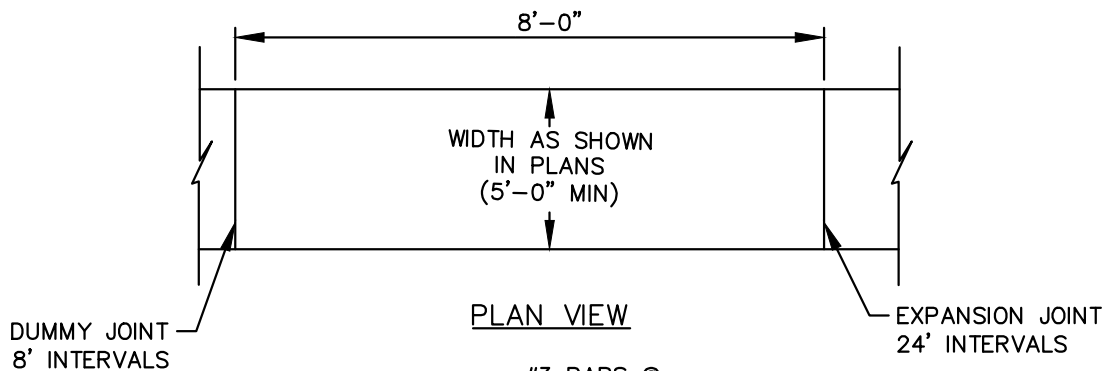
Compliance Method: UA-Trade Off TBD Max. UA: -- Your UA: --

Register (create an account) and then begin inputting your project info. Make sure to select 2012 IECC Code for Elgin, Texas. Print the report at the end and submit with your plans.

AVOID COMMON MISTAKES

If you fail an inspection, you will be charged for an additional inspection. The following are suggestions and basic **MINIMUM** requirements that will help you avoid any extra expense.

1. Know where your property lines are and know your **SET BACK** requirements in your zone. Property lines shall be identified by string line at the time of the first inspection.
2. Call for inspections **before** you cover any of your work.
3. Give the inspector a **24-hour** notice when you are **READY** for an inspection.
4. **DO NOT** schedule an inspection before you are sure the work is finished.
5. If you schedule concrete to be delivered before your steel has been inspected give yourself plenty of time to correct any problems, which the inspector may find. If not, you should be prepared to pay for a second order of concrete.
6. Have a set of building plans at the work site.
7. Have your building permit posted on the work site.
8. **DO NOT** use anything less than 4" schedule 40 P.V.C. for your sewer line.
9. There should be two clean outs on the sewer line, one at the house and one at the tap, both 4" schedule 40 P.V.C.
10. Water lines and sewer lines can be no closer than 5' to one another, in some cases water lines and sewer lines must cross one another, in this event, the water line should be on top of the sewer line and the water line must be sleeved where they cross with a slightly larger piece of schedule 40 P.V.C. If crossing can be avoided and is not, you will fail the inspection.
11. All underground electric wiring should be run through GRAY schedule 40 P.V.C. or be rated for direct burial.
12. All P.V.C. exposed to sunlight must be protected from direct sunlight in accordance to code.
13. All copper water piping must be put under pressure for inspection, minimum of 65 P.S.I.
14. Gas pipes must be under pressure for inspection, minimum 15 P.S.I.
15. Sewer pipes must be loaded with water with a 10' header and plugged at the end for inspection.
16. Temporary electric services as well as the permanent service should be grounded to an eight-foot grounding rod connected with at least a number 6 copper conductor.
17. Only use metal eye bolts for point of attachment, not ceramic.
18. Vapor barrier on our slab should be 6 mil. poly minimum and overlapped 6" minimum.
19. To save yourself from extra inspections you should ask your electrician to use a tester on all the outlets especially the G.F.C.I. outlets or you can buy a tester at any hardware store and test them yourself. More houses fail the final inspection due to faulty G.F.C.I. plugs than for any other reason in the City of Elgin.
20. **DO NOT** move in or store any of your belongings or furniture in the house until you have passed a final inspection and received your **CERTIFICATE OF OCCUPANCY**.



NOTES:

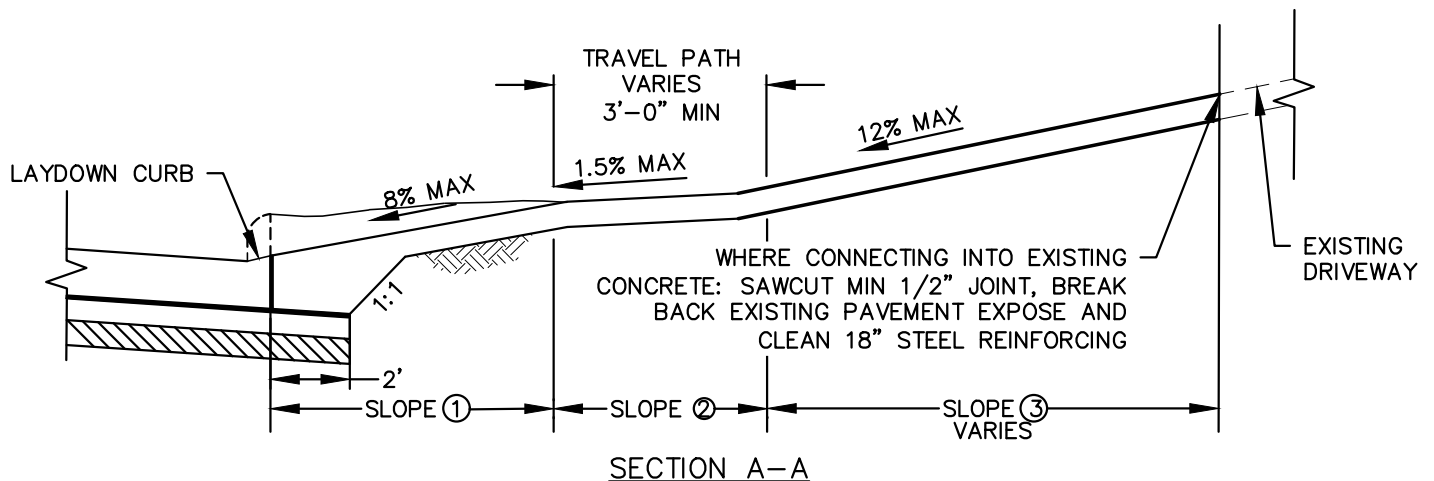
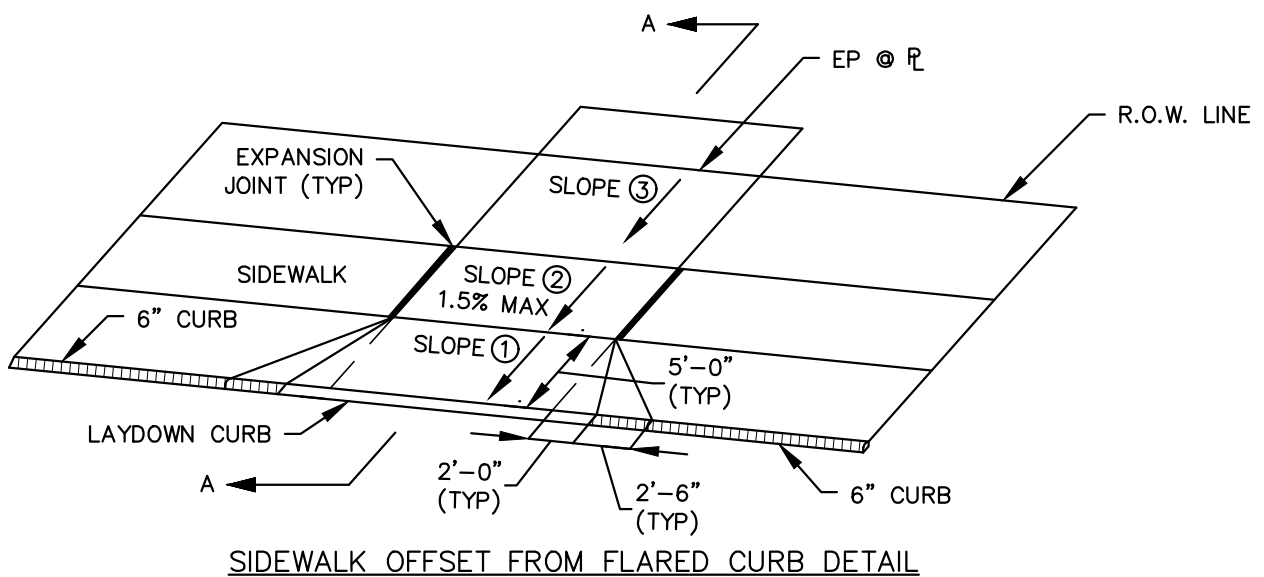
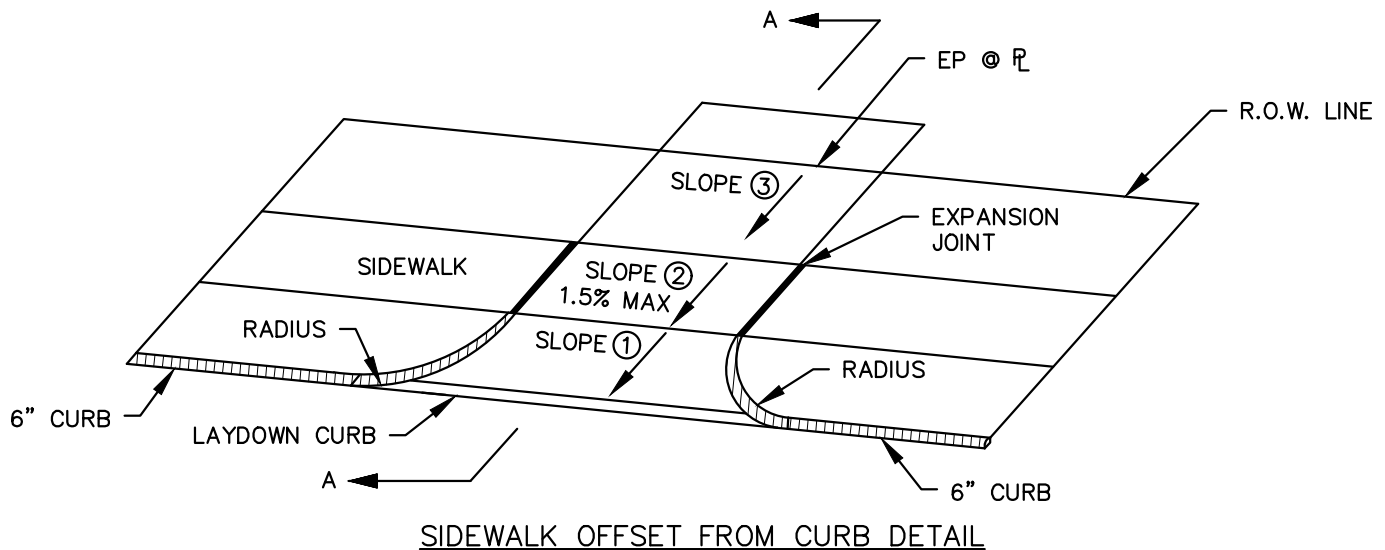
1. EXACT SIDEWALK LOCATION AND DIMENSIONS MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY CITY STAFF IF NOT CLEARLY SHOWN ON PLANS, OR REQUIRED DUE TO EXISTING SITE CONDITIONS.
2. CONTRACTOR SHALL LOCATE TOP OF SIDEWALK SO THAT IT DOES NOT ALTER EXISTING DRAINAGE PATTERNS. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET.
3. LONGITUDINAL DUMMY JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10'-0" OR WIDER.
4. SIDEWALK TO CONFORM TO ALL A.D.A. AND TEXAS ACCESSIBILITY STANDARDS (TAS).
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIBLE STRENGTH OF 4,000 PSI.
6. ALL CONCRETE AND REBAR SHALL BE INSTALLED PER ACI CODE.
7. SIDEWALKS INSTALLED ACROSS DRIVWAYS SHALL BE 6" IN THICKNESS.



THE CITY OF ELGIN

DATE ISSUED:		MAY 2016	
REV	DATE	BY	
1	3/5/18	KBP	
2	12/1/19	KBP	

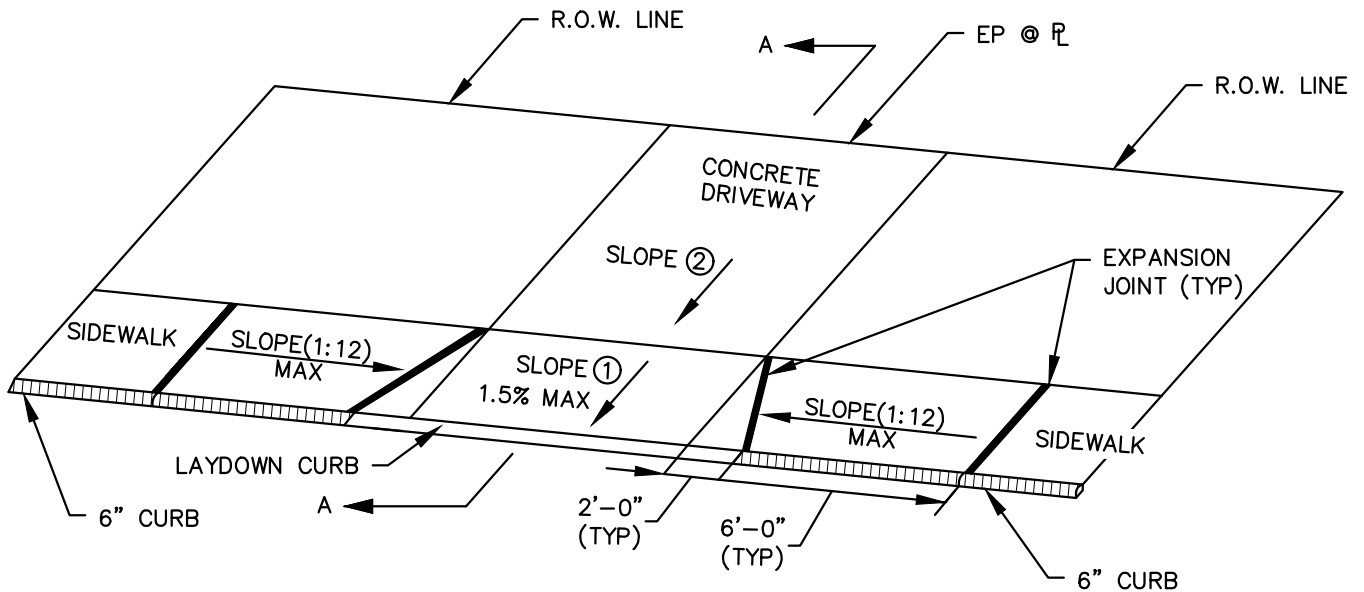
TITLE:	
SIDEWALK DETAIL	
SCALE:	DRAWING No.
N.T.S.	S - 1



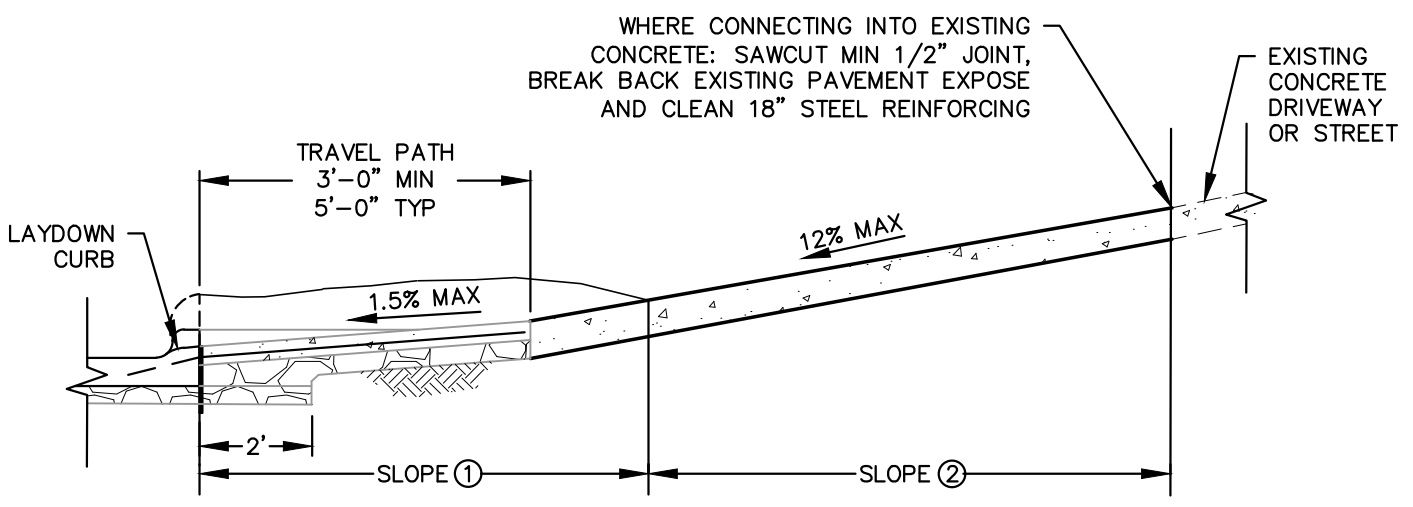
THE CITY OF
ELGIN

DATE ISSUED:		MAY 2016	
REV	DATE	BY	

TITLE:	
SIDEWALK ACROSS DRIVEWAY - OFFSET	
SCALE:	DRAWING No.
N.T.S.	M - 4



SIDEWALK ADJACENT TO CURB DETAIL



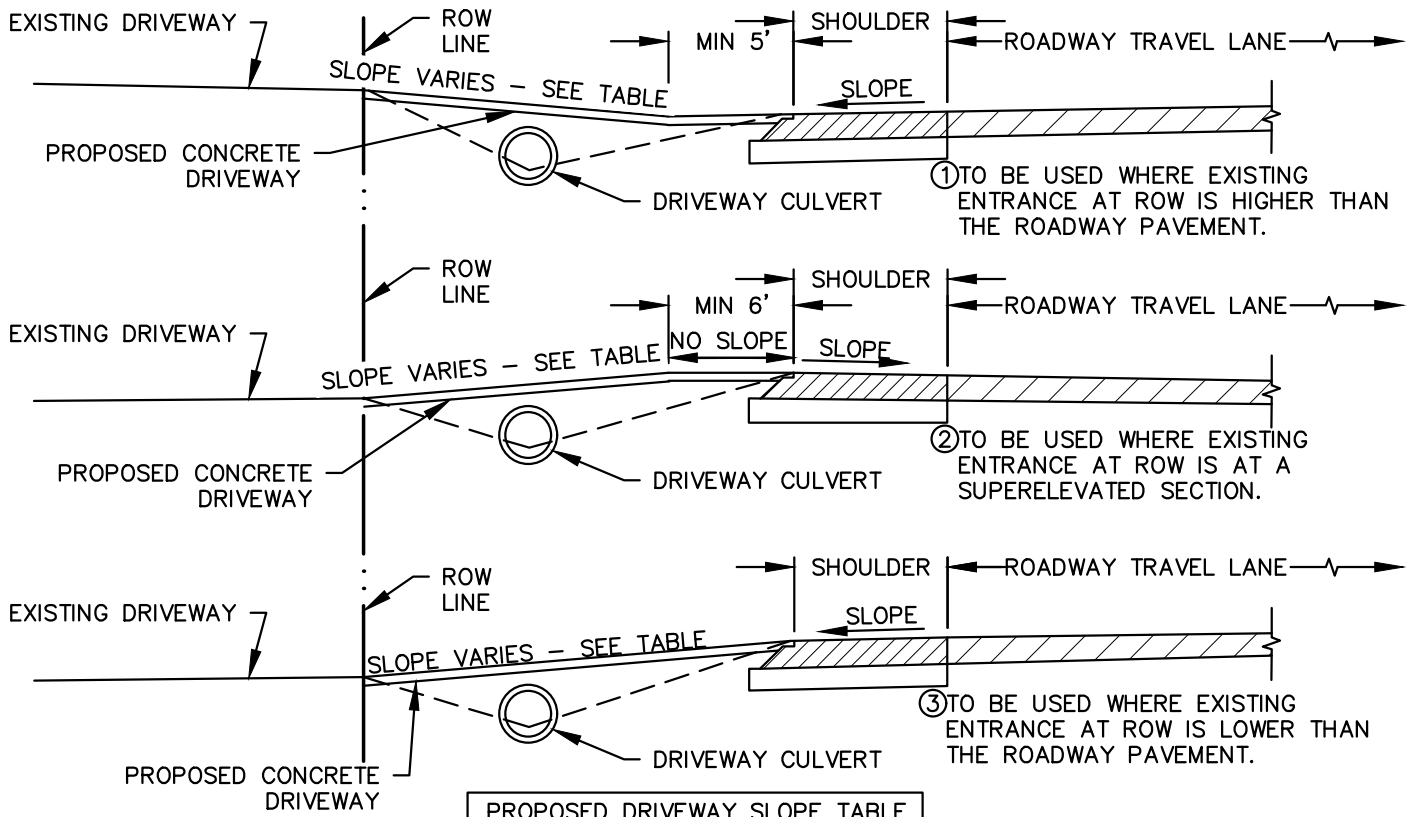
SECTION A-A



THE CITY
OF
ELGIN

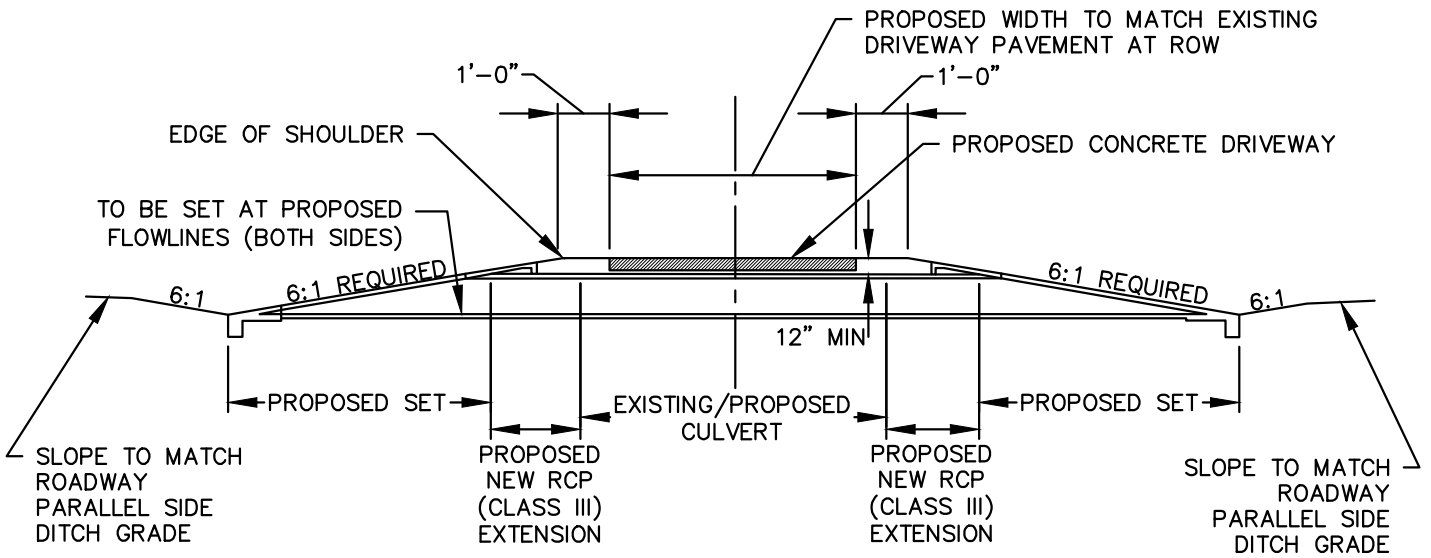
DATE ISSUED:		MAY 2016	
REV	DATE	BY	

TITLE:	
SIDEWALK ACROSS DRIVEWAY - ADJACENT	
SCALE:	DRAWING No.
N.T.S.	M - 5



PROPOSED DRIVEWAY SLOPE TABLE	
COMMERCIAL DRIVEWAYS	@ 12:1 MAX
RESIDENTIAL DRIVEWAYS	@ 8:1 MAX

TYPICAL ENTRANCE PROFILE FOR DRIVEWAYS WITH CULVERT



TYPICAL ENTRANCE SECTION FOR DRIVEWAYS WITH CULVERT

NOTES:

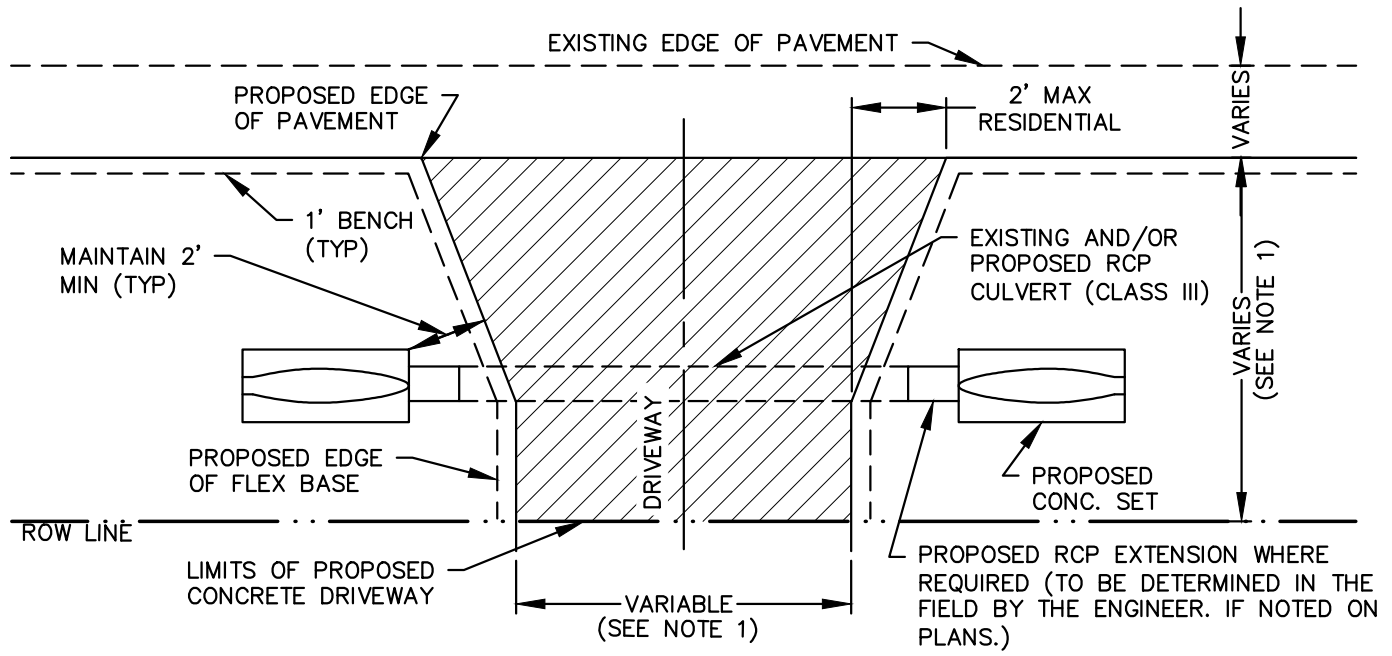
1. DRIVEWAY CULVERT TO BE INSTALLED WHERE ROADWAY DITCH DRAINAGE IS NECESSARY, AS INDICATED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. DRIVEWAY CULVERT TO BE INSTALLED WITH A MINIMUM OF 12" COVER WITH PROPOSED RESIDENTIAL AND COMMERCIAL DRIVEWAY MATERIAL.



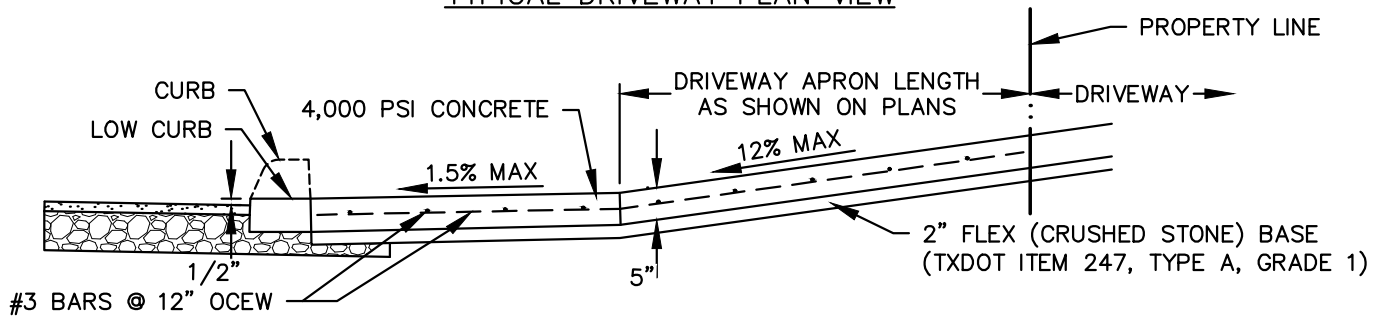
THE CITY OF ELGIN

DATE ISSUED:	DECEMBER 2019		
REV	DATE	BY	

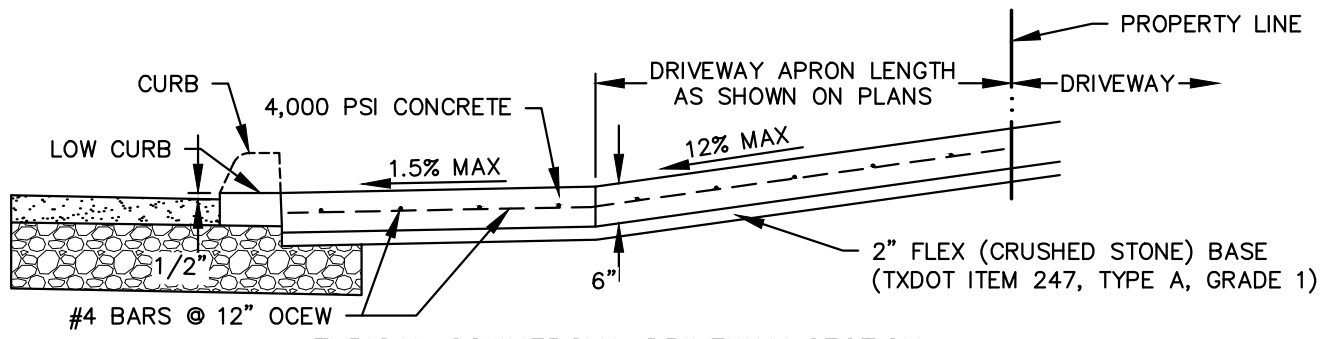
TITLE:	DRIVEWAY PROFILE DETAIL LOCAL STREETS SHEET 1 OF 2	
SCALE:	N.T.S.	DRAWING No. M - 7



TYPICAL DRIVEWAY PLAN VIEW



TYPICAL RESIDENTIAL DRIVEWAY SECTION



TYPICAL COMMERCIAL DRIVEWAY SECTION

NOTES:

1. MATCH EXISTING DRIVEWAY WITH A MINIMUM WIDTH OF 12 FEET AND A MAXIMUM WIDTH OF 24 FEET FOR PRIVATE RESIDENTIAL DRIVES.
2. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
3. A MINIMUM OF 2 ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.
4. CONCRETE SURFACE SHALL BE BRUSH FINISHED.
5. SET DETAILS SHALL BE SUBMITTED.



THE CITY OF ELGIN

DATE ISSUED:		DECEMBER 2019	
REV	DATE	BY	

TITLE:	
DRIVEWAY DETAILS LOCAL STREETS SHEET 2 OF 2	
SCALE:	DRAWING No.
N.T.S.	M - 8

CITY OF ELGIN

APPLICATION FOR RESIDENTIAL SERVICES

WATER / WASTEWATER / GARBAGE

DEPOSIT / SERVICE FEE \$200 / \$25

**DEPOSITS/SERVICE FEES/ LEASE/ CLOSING DOCUMENTS/ PICTURE ID ARE
REQUIRED TO ESTABLISH SERVICE**

SERVICE START DATE: _____

SERVICE ADDRESS: _____

MAILING ADDRESS: _____

CUSTOMER INFORMATION

PRIMARY NAME (printed on the bill): _____

DRIVERS LICENSE #: _____ **DATE OF BIRTH:** _____

HOME PHONE: _____ **WORK PHONE:** _____

CELL PHONE: _____ **ALT PHONE:** _____

SECONDARY NAME (not printed on the bill): _____

DRIVERS LICENSE #: _____ **DATE OF BIRTH:** _____

HOME PHONE: _____ **WORK PHONE:** _____

CELL PHONE: _____ **ALT PHONE:** _____

PREFERRED BILLING METHOD

PAPER BILL – U.S. MAIL PAPERLESS BILL – EMAIL: _____

Please check the box to elect to have your information remain confidential. Utility customers have the right to request confidentiality of personal information. Personal information is defined as “an individual social security number, address or telephone number”. Typically, these things have been available routinely through an Open Records Request. All other information on your account is still subject to the terms of the Open Records Act. Further, this information is still available to other utility suppliers, law enforcement agencies, government officials and consumer reporting agencies.



310 North Main Street
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Elgin, Texas, 78621



(512) 285-5721



www.elgintx.com

Initial Customers are responsible for the timely payment of their Utility Bill whether the bill is received or not. Utility bills are due on the 15th of each month. If you do not receive your utility bill, please contact the Utility Billing Department as soon as possible.

Initial Customers are responsible for reviewing the accuracy of their Utility Bill. If you find an error, please contact the Utility Billing Department as soon as possible.

Initial If not paid by the due date, a penalty of 10% of the unpaid balance is applied to the account. Full payment including penalty charge is due no later than the 25th of the month.

Initial Service will be disconnected if full payment is not received on or before the 25th of the month and will include a fee of \$75.00. This is an administrative fee and will be charged whether your service is disconnected or not.

Initial To restore service the past due balance and all penalties must be paid. After payment is received, service will be restored by the end of business day.

Initial Services restored AFTER HOURS will be charged an additional \$50.00 after hours connection fee.

Initial It is unlawful for any person or property owner to reconnect or attempt to reconnect service and is punishable by fine up to \$100.00. If meters are found to be tampered with (locks cut, etc.) fees will be charged to the account.

IF THE DUE DATE FALLS ON A DATE THAT THE CITY OF ELGIN OFFICES ARE CLOSED (A WEEKEND OR HOLIDAY) YOU CAN STILL, MAKE YOUR PAYMENT AFTER HOURS BY UTILIZING THE NIGHT DROP BOX AT CITY HALL OR VIA THE WEBSITE AT WWW.ELGINTX.COM

I certify that all the above information is true and correct to the best of my knowledge. Also, I acknowledge that any previous City of Elgin Utility Account balances owed by me or authorized person listed above will be due at the time of service.

Payment accepted in the form of cash, check, money order, VISA, MASTER CARD or DISCOVER only (\$3 convenience fee). Make check payable to: CITY OF ELGIN UTILITIES

 SIGNATURE

 DATE

FOR OFFICE USE ONLY

Connection Date: _____ Account #: _____ Initials: _____