

Ordinance No. 2001.07
Village of Salado
County of Bell
State of Texas
April 5, 2001

AN ORDINANCE OF THE VILLAGE OF SALADO ESTABLISHING THE RULES AND REGULATIONS FOR THE CONSTRUCTION, ALTERATION, REPAIR, MOVING OF BUILDINGS. APPLICATION AND ISSUANCE OF BUILDING, REMODELING, ALTERATION, MOVING, RAZING AND SEPTIC/SEWER SYSTEM PERMITS; PERMIT FEES AND TIME LIMITATIONS; BOND REQUIREMENTS; PENALTIES FOR VIOLATION; HOMEOWNER EXEMPTIONS AND STOP WORK ORDERS.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, THAT:

PART I – GENERAL

SECTION 1 – GENERAL REQUIRMENTS

- A. Construction Permit Requirements: It shall be unlawful for any person to start construction on a new building; remodel or alter existing building; place a storage building upon a home site; install a mobile home; install a septic or sewer system; install a swimming pool; install a fence; perform any electrical, plumbing or mechanical work on any structure; or demolish any structure, without first obtaining a permit for such work.
- B. An application for such permit in the form reference herein shall be submitted to the Village Secretary who shall forward same along with the plans and specifications to the Building Committee.

PART II – BUILDING

SECTION I – REQUEST FOR REVIEW OF PLANS

- A. Plans, Specifications and Surveyed Plot Plan Requirement: At the time of application for permit the applicant shall provide the Village Secretary with the following:
1. Plans and specifications to include the front, side and rear elevations and a detailed floor plan of the proposed structure.

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First main paragraph of handwritten text, starting with a capital letter and containing several lines of cursive script.

A thin horizontal line or separator across the page.

Second main paragraph of handwritten text, continuing the narrative or list.

Section header for the third paragraph, written in a larger or bolder hand.

Section header for the fourth paragraph, indicating a new sub-section.

Third main paragraph of handwritten text, detailing further information.

Fourth main paragraph of handwritten text, concluding the section.

Section header for the fifth paragraph, marking another transition.

Section header for the sixth paragraph, providing further structure.

Fifth main paragraph of handwritten text, continuing the document's content.

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2. A Survey showing the location of the proposed structure upon the lot in reference to all property boundaries.

3. A Survey reflecting the approximate location of the septic system in relation to the proposed structure and the property lines.

SECTION II – PERMITS

APPLICATION FOR AND BUILDING PERMIT

Date: _____

Applicant: _____

Owner: _____

Legal Description of Property: _____

Construction To Be Done: _____

Said Improvements, When Completed, Will Be Used For The Following Purposes:

Applicants Signature

Phone Number

Date

Approved

Title

Date

A. Certification of Compliance with Building Code Ordinance: The property owner and his representative must sign a statement to the effect that all the requirements of the ordinance will be complied with during the construction period. The statement will be as follows:

CERTIFICATION OF COMPLIANCE

The undersigned owner of (legal description) _____
of the Village of Salado, Texas, hereby authorizes _____
to make application to the Village of Salado, Texas, for the issuance of a building permit for the
undersigned to build the following improvement on said property:

(describe generally the improvements to be constructed)

Said improvements, when completed, will be used for the following purposes:

I/We certify that I/we will comply with all requirements of Ordinance No. 2001.02, of the Village of Salado.

Dated this the _____ day of _____, 20_____.

Signature: _____
Owner

Signature: _____
Builder/Contractor

B. Application for Permit: All applications for permits must be personally signed by the owner of the property where the work is to be performed, or by someone authorized by the property owner to make such application for said owner. If the property owner cannot personally make the application then said owner's authorized representative must sign the compliance statement as set forth in subsection "A" of this section and said statement will be filed with the Village of Salado.

C. Approval of Plans and Specifications Prior to the Issuance of a Building Permit: All plans and specifications must be approved by the Village of Salado prior to the issuance of any permit required by the building code ordinance.

D. Expiration of Permits: All permits shall expire and considered no longer valid 180 days after issuance unless construction work thereunder has actually started before the expiration of such period of time. In addition, construction must be completed within one (1) year from the date of issuance of the building permit. The Village of Salado is authorized to waive these provisions if, in its opinion, the situation warrants such waiver.

SECTION III – FEES & INSPECTIONS

A. Required Fees: No permit required by the Building Code shall be issued until the fees prescribed in this section have been paid; nor shall any amendment to a permit be approved until the additional fees, if any, have been paid. Fees for building permits will be based on the following schedule:

NEW RESIDENTIAL CONSTRUCTION

A. Includes single and multiple family residences

B. Square footage includes all under roof construction. Multi-story structures shall be calculated as above for each occupied floor and sum of all floor area shall be construed as the aggregate area.

C. Fees to be paid by individual contractors upon application for permit are as follows:

** Building .060 Per square foot (Minimum charge \$25.00)

NEW COMMERCIAL CONSTRUCTION

A. Commercial Construction .060 Per square foot (Minimum charge \$30.00)

STORAGE BUILDINGS

* Building - .06 X Sq. Feet (Minimum charge \$25.00)

RESIDENTIAL/COMMERCIAL REMODEL, RENOVATION AND ALTERATION

Residential

Commercial

* Building - .06 X Sq. Feet \$25.00 Building .08 X Sq. Ft. \$30.00

SWIMMING POOLS

Flat rate fee for each swimming pool \$50.00 (includes steel, electrical and plumbing)

RAZE, DEMOLISH AND REMOVAL OF STRUCTURES AND MOBILE HOMES

Permit fee \$15.00

No permit will be issued until a three hundred dollar (\$300) surety bond has been posted with the Village of Salado. Said bond is to ensure the proper clean-up of the premises subsequent to the removal of the structure.

SECTION IV – REMOVAL OF MATERIALS

It shall be the duty of the owner or the contractor of any building to ensure that trash of building materials are kept within the confines of the property upon which the structure is being built. It shall be unlawful for the owner or contractor to allow trash, brush or building materials to be thrown, blown or placed upon any street, sidewalk, right-of-way, alley or public place. It shall be the duty of the owner or contractor to remove all unused building materials, trash, garbage, etc., from the premises upon completion of the structure.

SECTION V – SCAFFOLDING

It shall be unlawful for any person to erect, or cause to be erected or used, any scaffold in this Village, for use in the erection of stone, brick or other building material, unless the same is well secured and safely supported, and is sufficient width, so as to insure the safety of persons working thereon, or passing by or under the same, against the falling thereof, or such materials as may be used, placed or deposited thereon.

SECTION VI – GUARDING HOLES

It shall be unlawful for any persons having charge of any private or public improvements in the Village to leave any hole, ditch or excavation, in, or adjoining any public place, without guarding, covering or fencing the same, so as to prevent persons or animals from danger of falling therein.

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SECTION VII – SANITARY FACILITIES

Whenever a construction project will require that workers remain on the project site for more than four (4) hours per day and whenever said project will have an expected duration of fourteen (14) or more days and whenever there are no available sanitary facilities convenient to the project site, the general contractor or property owner will provide temporary sanitary facilities. The facilities provided will be convenient to the project site and will be constructed in such a manner as to provide privacy to the user. The facilities will be maintained and serviced as required to ensure that said facilities are neither a nuisance nor a hazard.

SECTION VIII – SWIMMING POOL FENCING

A. All outdoor swimming pools of a permanent or semi-permanent construction having a depth of more than fourteen (14) inches, whether constructed above or below the ground, shall be enclosed by a fence at least forty-eight (48) inches high. The fence and gates shall be of such material and construction so as to be a deterrent to small children who might be attracted to the pool.

B. At no time shall the fence be in conflict or violation with existing ordinances setting out clearances around fire plugs, clearances from street corners or ordinances touching upon sight clearances.

C. It shall be unlawful for any person, firm or corporation to own, in whole or part, or to be in possession of any swimming pool which is not fenced as provided in this section.

SECTION IX – PENALTIES

A. A person who shall violate a provision of the Building Code Ordinance or fails to comply therewith or with any of the requirements thereof, or who shall erect, construct, alter or repair, or has erected, constructed, altered or repaired a building or structure, in violation of a detailed statement or plan submitted and approved thereunder, or of a permit or certificate issued thereunder, shall be guilty of a misdemeanor and punishable by a fine or not more than two hundred dollars (\$200). Each day or fractional part thereof said violation exists shall constitute a separate offense.

B. The owner of a building, structure or premises, where anything in violation of the Building Code Ordinance shall be placed or shall exist, and any architect, builder, contractor, agent, person or corporation employed in connection therewith and so may have assisted in the commission of such violation shall each be guilty of a separate offense and upon conviction thereof shall be fined as herein provided.

PART III – SEWER/SEPTIC SYSTEMS

SECTION 1 – PERMITS

A. Application for Permit: All applications for permits must be made by the homeowner or the contractor who will perform the work.

B. Permit Fee: There will be a flat rate permit fee of twenty dollars (\$20) paid to the Village, prior to any system being installed or connected to a structure within the Village of Salado. Should blasting be required for the installation of said system, a permit must be issued in compliance with Village Ordinance .

C. Penalties: The same penalties shall apply as set forth in Part II, Section IX, A and B of this Ordinance for any violations of the sewer/septic system requirements.

D. Construction Standards:

1. Construction Standards for On-Site Sewerage Facilities adopted by the Texas Department of Health on June 27, 1987, and most current by Bell County Health Department, and are further adopted by the Village of Salado, Texas, without change, and made effective within the Village by this Ordinance.

E. Application for Permit to Construct On-Site Facility:

1. The application for sewer/septic permits will be done at the Bell County Health Department and the Bell County Health Department will collect the associated fee.

2. A completed Site Evaluation Form which has been approved by a Registered Professional Engineer or a Registered Professional Sanitarian must be submitted with the Application for On-Site Sewerage Facility Permit.

3. Application for On-Site Sewerage Facility Permit must include the approved Site Evaluation Form and show that the facility will meet the requirements for capacity and area size to accommodate the proposed building.

4. Each builder, whether general contractor or subcontractor, who applies for this permit must have in his possession a copy of the publication referred to in C.1. above, and each builder shall confirm in writing on the application form that he has the publication in his possession.

F. Leaching pits or sumps will not be used or approved within the Village limits of the Village of Salado.

G. All requests for sewer/septic permits which contemplate installation of alteration of septic systems will be accompanied by a plot of the building site showing the exact location of the sewer/septic system.

H. Penalties: Penalties shall apply as reflected in Part II, Section IX, A and B of this Ordinance for any violations of the sewer/septic system requirements.

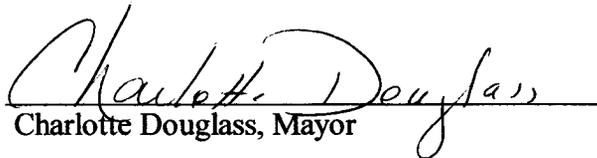
PART IV – GRIEVANCE

Any person or persons, jointly or severally, aggrieved by any decision of the Village of Salado may present a written request to the Village Board of Aldermen setting forth the grounds of such grievance. Such request shall be presented to the Village Board of Aldermen within ten (10) days after the filing of the decision of the Village of Salado and shall be heard by the Village Board of Aldermen at the next regularly scheduled meeting after the expiration of five (5) days from the date said request is filed with the Village Board of Aldermen.

PART V – SEVERABILITY

It is further ordered and provided that in case any section, phrase or sentence of this Ordinance shall be declared invalid for any reason by a court of competent jurisdiction, such holding or findings shall not have the effect or result of invalidating any other part or section of this Ordinance.

APPROVED AND PASSED this the 5th day of April, 2001.


Charlotte Douglass, Mayor

ATTEST:


Dianna Zulauf, Village Secretary