

This booklet is to be used in conjunction with the *2012 International Building Code*, published by the International Code Council, Inc. This pamphlet and the *2012 International Building Code* comprise the Building Code for the City of Abilene, Texas.

This code was adopted by the City Council on **July 24, 2014** Ordinance No. **42-2014** of the Municipal Code, with an effective date of **August 26, 2014**.

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BUILDING INSPECTIONS

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The following Chapters of the *2012 International Building Code* are adopted in their entirety:

Chapters 4, 5, 7, 8, 12, 13, 15, 17, 19, 20, 21, 22, 23, 24, 25, 28, 30, 32, 33, 35

TABLE OF CONTENTS

CHAPTER 1 - SCOPE AND ADMINISTRATION	1
CHAPTER 2 – DEFINITIONS.....	6
CHAPTER 3 – USE & OCCUPANCY CLASSIFICATION	No Amendments
CHAPTER 4 – SPECIAL DETAILED REQUIREMENTS BASED ON USE & OCCUPANCY.....	No Amendments
CHAPTER 5 – GENERAL BUILDING HEIGHTS & AREAS.....	No Amendments
CHAPTER 6 – TYPES OF CONSTRUCTION.....	7
CHAPTER 7 – FIRE- AND SMOKE PROTECTION FEATURES.....	No Amendments
CHAPTER 8 – INTERIOR FINISHES.....	No Amendments
CHAPTER 9 – FIRE PROTECTION SYSTEMS.....	7
CHAPTER 10 – MEANS OF EGRESS.....	7
CHAPTER 11 - ACCESSIBILITY	8
CHAPTER 12 – INTERIOR ENVIRONMENT	No Amendments
CHAPTER 13 – ENERGY EFFICIENCY.....	No Amendments
CHAPTER 14 – EXTERIOR WALLS	9
CHAPTER 15 – ROOF ASSEMBLIES & ROOFTOP STRUCTURES.....	No Amendments
CHAPTER 16 – STRUCTURAL DESIGN.....	9
CHAPTER 17 – STRUCTURAL TESTS & SPECIAL INSPECTIONS	No Amendments
CHAPTER 18 – SOILS & FOUNDATIONS	9
CHAPTER 19 – CONCRETE.....	No Amendments
CHAPTER 20 – ALUMINUM	No Amendments
CHAPTER 21 – MASONRY.....	No Amendments
CHAPTER 22 – STEEL.....	No Amendments
CHAPTER 23 – WOOD	No Amendments
CHAPTER 24 – GLASS & GLAZING	No Amendments
CHAPTER 25 – GYPSUM BOARD & PLASTER.....	No Amendments
CHAPTER 26 – PLASTIC.....	10
CHAPTER 27 – ELECTRICAL	11
CHAPTER 28 – MECHANICAL SYSTEMS	No Amendments
CHAPTER 29 – PLUMBING SYSTEMS	11
CHAPTER 30 – ELEVATORS & CONVEYING SYSTEMS.....	No Amendments
CHAPTER 31 – SPECIAL CONSTRUCTION.....	11
CHAPTER 32 – ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY.....	No Amendments
CHAPTER 33 – SAFEGUARDS DURING CONSTRUCTION.....	No Amendments
CHAPTER 34 – EXISTING BUILDINGS AND STRUCTURES	11
CHAPTER 35 – REFERENCED STANDARDS	No Amendments
APPENDIX A – FEE SCHEDULE	12
FIGURE 18-1-E – CONCRETE FOUNDATIONS SAMPLE PLAN	15

ABILENE BUILDING CODE

Adopt the *2012 International Building Code* in its entirety, with the following amendments:

CHAPTER 1 SCOPE AND ADMINISTRATION

Section 101 General

{Amend to read as follows.}

101.1 Title. These regulations shall be known as the *Building Code* of the City of Abilene, Texas, hereinafter referred to as “this code”.

101.4 Referenced codes. *{Add the following.}* In all cases local amendments, as adopted, are part of the referenced code.

101.4.4 Property maintenance. *{Amend to read as follows:}*

The provisions of the Chapter 8, Article VI, Division 6 of the City of Abilene Code of Ordinance shall apply to existing structures and premises:.....*{remainder of section is unchanged.}*

Section 102 Applicability

102.6 Existing structures. *{Delete reference to International Property Maintenance Code and insert the following:}*
Chapter 8, Article VI, Division 6 of the City of Abilene Code of Ordinance...

{Amend Section 103 heading as follows.}

Section 103 Department of Building Inspection

103.1 Creation of enforcement agency. *{Amend to read as follows.}* The department of building inspection is hereby created and the official in charge thereof shall be known as the building official.

103.3 Deputies. *{Amend the last sentence in the paragraph to read as follows:}*

For the maintenance of existing properties refer to Chapter 8, Article VI, Division 6 of the City of Abilene Code of Ordinance.

Section 105 Permits

105.1.1 Annual permit. *{Delete in its entirety.}*

105.1.2 Annual permit records. *{Delete in its entirety.}*

105.2 Work exempt from permit. *{Amend as follows.}*

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet, and is not connected to electrical or plumbing.

{Add the following to end of paragraph.}

14. When reroofing 5 squares or less.

105.7 Placement of permit. *{Delete in its entirety and insert the following.}*

105.7 Inspection record card. A visible address is to be posted at the job site at the front entrance, adjacent to the permit building card. The address numbers must be a minimum 3" high. The permit card and address sign are to be posted and visible for all inspections throughout construction of the project. The inspection card shall be protected from the elements.

{Add the following subsections.}

105.8 Trash and debris Containment. It is the responsibility of each permit holder to make provisions for the containment of building materials, construction debris, and all other trash and debris generated within the property boundaries. The particular method, which may include, but is not limited to, refuse container, roll-offs, fenced areas or other types of wire enclosures, shall be specified by the applicant prior to obtaining a building permit. The applicant may specify City of Abilene container service, if available, provided it is a container assigned for use at the particular job site. Said container may only be used for materials for which it is suitable, as determined by the Solid Waste Services Division or as specified by the Abilene City Code. Said container shall be of adequate size and shall be of sufficient capacity for debris at each stage of construction. Blowing trash, paper, building materials packaging, and other construction site related debris, allowed to collect or accumulate outside the property boundaries for which a permit has been issued, in other than an approved container, shall constitute a violation of this section of the City of Abilene Code. Such violations shall be subject to enforcement provisions as provided for in the Building Code, including stop work order, revocation of permit and fine.

105.9 Bonds. Any person desiring to engage in the business of a general contractor, roofing contractor, or engage in the business of altering, repairing, construction, demolishing, or moving houses or buildings, or any construction work generally followed by building contractors in the City, shall first file with the building official, a surety bond in the penal sum of \$25,000, payable to the City and conditioned on a faithful performance of all of the provisions and regulations of the building code, this chapter, and all other ordinances of the City, and the surety of such bond shall be a company authorized to transact business in the State of Texas. In the event the City has filed on the contractor's bond within the past 3 years, the bond shall increase to the penal sum of \$75,000.

105.10 Contractor's registration required. All contractors shall first file with the building official of the City of Abilene as a registered contractor, as per Section 8-161 of the Municipal Code, Article IV, Licenses and Registration.

Section 107

Construction Documents

107.1 General. *{Delete the 2nd sentence and insert the following.}* ... The construction documents shall be prepared by a registered design professional in accordance with the State of Texas Board of Architectural Examiners, Title 6, Subtitle B, Chapter 1051, Texas Statute, Occupation Code, and the Texas Engineering Practice Act, Title 6, Subtitle A, Chapter 1001, Texas Statute, Occupation Code. In addition, buildings with clear spans exceeding 24 feet shall

have the foundation and structural members designed by a professional engineer. *{The remainder of paragraph remains the same.}*

107.3 Examination of documents. *{Add the following sentence to the end of the paragraph.}*
The structural plans may be accepted and approved without detailed plan review when affixed with the seal of a Texas State Licensed Professional Engineer.

107.5 Retention of construction documents. *{Delete in its entirety and insert the following.}*
One set of approved plans, specifications, and computations shall be retained by the building official, in accordance with the City of Abilene Record Retention Plan; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

Section 108 Temporary Structures and Uses

{Delete in its entirety and insert the following.}

108.1 General. Temporary buildings or structures such as review stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the building official for a limited period of time. Such buildings or structures need not comply with the type of construction or fire-resistive time periods required by this code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

108.2 Definition. A temporary building is a building that does not comply with all the codes and standards customarily required of permanent buildings, but which is permitted to be used for a limited time under the conditions stated herein. When approved, a temporary building may consist of more than a single structure.

One-story, detached accessory buildings used as tool or storage sheds, or play houses, with projected roof area not exceeding 200 square feet, as defined in the building code, are exempt from these requirements.

108.3 Permitted uses. Permits for temporary buildings may only be issued for the following uses:

1. To permit a continued function of the business in cases where a business has been damaged or destroyed by fire or natural disaster; or
2. To provide facilities for short-term/seasonal needs or interim facilities while permanent facilities are being developed and constructed.

108.4 Duration of use. Temporary building use is limited to a period of not more than 6 months within a 12-month period. A site shall be defined as all property under one ownership, surrounded by a continuous property line, and may include one or more lots.

Exceptions: Temporary buildings or trailers used by non-profit organizations for the exclusive use of obtaining donated items may request unlimited 6 month extensions granted by the building official, provided a containment fence is maintained in place at all times and no utilities are connected to the structure.

If a temporary building causes a hazardous condition to develop at any time it is in existence, the building official may require that the temporary building be removed or brought up to standards required for a permanent building. If, in the opinion of the City Engineer, the temporary building

is creating additional run-off from the property or is causing a drainage problem, he/she may require that these problems be mitigated or that the building be immediately removed.

108.5 Permit process and fees. Application for a permit shall be made with the Building Inspection Division. The application must receive approval from the following divisions: Planning, Engineering, and Fire.

The temporary building may be required to meet permanent structure standards when a hazard would be created by a non-complying temporary building.

Permit fees shall be the same as required for permanent buildings and shall be paid to the City prior to the issuance of the permit or installation of the building. Double fee shall be required when a building is installed prior to a permit being issued.

108.6 Guidelines. Temporary structures shall comply with the following requirements.

1. Submit a plot plan identifying location of building on the site and intended use.
2. Obtain a building permit, prior to installation.
3. Meet setbacks and comply with zoning district requirements for specific use.
4. Adequate parking shall be provided in accordance with the Zoning Ordinance, and located on an impervious surface, and comply with the Storm Water Management Ordinance.
5. Electrical connections shall be in compliance with the Electrical Code, adopted by the City of Abilene. When direct electrical connections are used in lieu of a meter on a separate power pole, the building shall be tied down to resist wind loads.
6. Temporary buildings in excess of 200 square feet shall provide toilet room facilities on site. This may be met by a written agreement of access to toilet facilities with another business on same lot, or adjacent lot. Portable toilet facilities are not acceptable except for facilities used for non-profit organizations, for the exclusive use of obtaining donated items, when there is not a toilet facility on the same lot.
7. Food or beverage uses shall obtain a Health Permit from the Health Department. It is the responsibility of the permit applicant to move the temporary building within the time frames identified by the ordinance. Failure to remove a structure at the end of 6 months will be treated as a Class C misdemeanor and further requests for temporary permits to that applicant will be issued upon the submission of a \$1,000 bond guaranteeing removal upon expiration of the stated time period.

Section 109

Fees

109.1.1 Charge Account. {Add the following.}

Permits may be obtained by charge account with the following restrictions:

- (a) A deposit of \$500.00 shall be made by the applicant to the City of Abilene.
- (b) The deposit is security for the account and shall not be applied to the account of the applicant.
- (c) Every applicant shall be billed each month for the total balance of his account and a written list of permits shall be identified on the invoice.
- (d) All accounts shall be payable within 10 days after the billing date; any account not paid within 10 days, upon notice from the Accounting Department to the Building Inspection Department, shall not be eligible for further issuance of permits. Failure to pay said account will result in the applicant's deposit being

forfeited to the City of Abilene. Charging privileges are therefore revoked, and a new deposit along with payment of all bills due to the city of Abilene, must be paid before any additional charges are permitted.

109.2 Schedule of permit fees. *{Add the following at end of paragraph.}*

Fees for building permits are set by Abilene City Council Resolution. Appendix A references approved fees at the time of adoption of this Code. Fees published in this document are subject to change by Council action.

109.4 Work commencing before permit issuance. *{Add following at end of paragraph.}*

The investigation fee for work done without a permit shall be equal to the amount of permit fee required by this Code; however, subsequent work commenced without obtaining a permit within 12 months of the previous violation shall be assessed a ten times fee for re-roofing, plumbing, mechanical, electrical and irrigation work.

109.6 Refunds. *{Delete in its entirety and insert the following.}* The building official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

**Section 111
Certificate of Occupancy**

111.3 Temporary occupancy. *{Add the following at the end of the paragraph.}*

Fees as set by City Council resolution for temporary occupancy certificates shall be paid prior to the inspection. The contractor or owner shall submit a letter identifying any outstanding items to be completed and designating the date of completion.

**Section 113
Board of Appeals**

{Delete in its entirety and add the following.}

113.1 General. The "Board of Building Standards", as established in Chapter 8, Sec. 8-361, et seq., of the City Code of the City of Abilene, is charged with hearing appeals from any decision of the building official concerning the Building Code. Any reference to the Board of Appeals in the Building Code shall be construed to mean the Board of Building Standards, as established in Chapter 8, Sec. 8-361 et seq., of the Abilene City Code. In the event the Board should be of the opinion that any provision or provisions of this code be amended, it shall make such recommendation to the City Council for consideration.

**Section 114
Violations**

114.3 Prosecution of violation. *{Amend to read as follows.}* If the notice of violation is not complied with promptly, the building official, or his/her deputy, is authorized to issue citations, or to request the legal counsel ...*{The remainder of paragraph remains the same.}*

114.4 Violation penalties. *{Add at the end of the paragraph.}*

Any such violation shall be a Class C Misdemeanor and upon conviction thereof, shall be punishable by a fine, not to exceed \$500. Each day a violation of any of the provisions of this Code is committed, or each day any such violation continues, shall constitute a separate offense and shall be subject to prosecution as stated above.

**Section 115
Stop Work Order**

{Add the following Sub-Section.}

115.2.1 Construction debris. Whenever work is being done that is authorized by a permit and construction debris from that work is not confined to the property on which the work is located, and blowing trash is not confined in an approved container, as specified in Section 105.8, the building official or his representative may order the work stopped.

**CHAPTER 2
DEFINITIONS**

**Section 202
Definitions**

{Add the following definitions:}

DESIGN FLOOD. *{Add the following}*

3. Areas prone to flood either by elevation or because of defined localized problem.

FLOOD HAZARD AREA. *{Add the following}*

3. Areas prone to flood either by elevation or because of defined localized problem.

**CHAPTER 6
TYPES OF CONSTRUCTION**

**Section 603
Combustible Material in Type I and II Construction**

{Amend to read as follows.}

603.1.3 Electrical. The use of electrical wiring methods with combustible insulation, tubing, raceways, and related components shall be permitted when installed in accordance with the limitations of the Electrical Code, as adopted by the City of Abilene.

**CHAPTER 9
FIRE PROTECTOIN SYSTEMS**

**Section 907
Fire Alarm and Detection Systems**

[F] 907.2.1.2 Emergency voice/alarm communication captions.
{Delete this subsection without substitution.}

[F] 907.5.2.2.4 Emergency voice/alarm communication captions.
{Delete this subsection without substitution.}

[F] 907.2.11.4 Power source. *{Add Exception 2.}*

Exceptions:

2. Smoke alarms are permitted to be solely battery operated in existing buildings, buildings not served from a commercial power source and in existing areas where alterations or repairs do not result in the removal of interior wall or ceiling finishes.

**CHAPTER 10
MEANS OF EGRESS**

**Section 1008
Doors, Gates and Turnstiles**

1008.1.7 Thresholds.

Exception: *{Amend the first sentence to read as follows.}* In occupancy Group R-2 or R-3, threshold heights for sliding and side-hinged exterior doors shall be permitted to be up to 7 7/8 inches (200 mm) in height if all of the following apply: *{no change to remainder of the section.}*

1008.1.9.3 Locks and latches.

3. *{Add the following sentence to end of this paragraph.}* This provision is not applicable when 2.2 of this section is applied, provided the manually operated flush bolts are openable or released without the use of a key or tool. A sign as stated in 2.2 shall be placed on both active and inactive doors.

1008.1.9.4 Bolt locks

Exceptions: *{Add Exception 6 as follows:}*

6. In occupancy Group A having an occupant load of 300 or less, Groups B, F, M, and S and in churches, where egress doors are used in pairs and the active door leaf(s) that is keyed or has panic hardware, exceeds the requirements stated in the code for required exit width and/or number of required exits for that building, then manually operated edge or surface-mounted bolts are permitted on the inactive leaf.

**Section 1018
Corridors**

1018.1 Construction. *{Add Exception 6.}*

Exceptions:

6. In Group B Office building, corridor walls and ceilings need not be of fire-resistive construction within office spaces of a single tenant when the space is equipped with an approved automatic smoke-detection system within the corridor. The actuation of any detector shall activate alarms audible in all areas served by the corridor. The smoke-detection system shall be connected to the building's fire alarm system where such a system is provided.

Chapter 11 – Accessibility *{Delete in its entirety and add the following.}*

**CHAPTER 11
ACCESSIBILITY**

**Section 1101
Scope**

1101.1 General. Accessibility shall be in accordance with the Texas Accessibility Standards.

CHAPTER 14 EXTERIOR WALLS

Section 1405 Installation of Wall Coverings

1405.3 Vapor retarder. *{Add the following after the exceptions:}*

. In all framed walls, floors and roof/ceilings comprising elements of the building thermal envelope, a vapor retarder, when installed, shall be installed in a manner so as to not trap moisture.

1405.11.4 Grounding. *{Amend to read as follows.}*

Grounding of metal veneers on buildings shall comply with the requirements of Chapter 27 and the Electrical Code adopted by the City of Abilene.

CHAPTER 16 STRUCTURAL DESIGN

SECTION 1612 FLOOD LAOD

1612.3 Establishment of flood hazard areas. *{Amend the second sentence as follows:}*

To establish *flood hazard areas*, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Abilene Texas dated January 6, 2012 Taylor County – Abilene, October 4, 2011 Jones County – Abilene as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto.

CHAPTER 18 SOILS AND FOUNDATIONS

Section 1801 General

{Insert the following subsection.}

1801.3 Minimum footing and foundation design. Footings and foundations shall be built in accordance with "Figure 18-1.E" for structures not required to be designed by professional engineers and not exceeding 2 stories in height.

{Amend and Re-title Section 1804 as follows.}

**Section 1804
Excavation, Grading, Fill and Finish Floor Elevation**

{Add the following sub-section.}

1804.7 Finish Floor Requirements. All structures shall be constructed in such a manner that the finish floor elevation meets the requirements of the Storm Water Ordinance provisions for the City of Abilene. Structures that lie outside of the flood plain or floodway shall have a finish floor elevation that is 18" above the highest point of the gutter, perpendicular to the footprint of the structure.

**Section 1805
Dampproofing and Waterproofing**

1805.1 General. *{Amend second paragraph to read as follows.}*
Ventilation for crawl spaces shall comply with Section 1203.3

**Section 1808
Foundations**

1808.1 General *{Amend the first sentence to read as follows.}* Footings and foundations shall be designed and constructed in accordance with Sections 1808.2 through 1808.9 or Section 1801.3.

**CHAPTER 26
PLASTIC**

**SECTION 2611
LIGHT-TRANSMITTING PLASTIC INTERIOR SIGNS**

2611.1 General. *{Amend the second sentence as follows:}*
Light-transmitting plastic interior wall signs in *covered and open mall buildings* shall comply with Section 402.6.4.

**CHAPTER 27
ELECTRICAL**

**Section 2701
General**

2701.1 Scope. *{Amend the last sentence to read as follows.}*

Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the Electrical Code adopted by the City of Abilene.

**CHAPTER 29
PLUMBING SYSTEMS**

**Section 2902
Minimum Plumbing Facilities**

[P] 2902.4.1 Directional signage. *{Delete this subsection in its entirety}*

**CHAPTER 31
SPECIAL CONSTRUCTION**

**Section 3103
Temporary Structures**

{Delete this Section in its entirety and add the following.}

3103.1 General. Reference Section 107 of this Code.

**CHAPTER 34
EXISTING STRUCTURES**

{Delete this Chapter in its entirety and refer to the 2012 International Existing Building Code as adopted by the City of Abilene.}

APPENDIX A

CITY OF ABILENE

BUILDING PERMIT FEES

Minimum Permit Fee	50.00
Reinspection Fee	75.00
Temporary Buildings	75.00
Demolition (Residential)	50.00
Demolition (1-Story Commercial Structures)	150.00
Demolition (Multi-Story Commercial Structures)	500.00
Residential New Construction & Additions (Enclosed Area)	.12 sq.ft.
Residential Carports & Storage Buildings (Under 500 sq. ft.)	.10 sq.ft.
Residential Garage Enclosures	100.00
Foundation Only	100.00
Mobile Home Permit	100.00
Swimming Pool or Spa (Per \$1,000 Worth of Valuation)	4.00
Certificate of Occupancy Inspection (Not Associated with Other Building Permit)	100.00
Address Fee Change	100.00
Plan Review Fee – 25% of the assessed permit fee payable upon submittal. 25% to be credited upon issuance of Building Permit	

Building Permit Fees by Valuation

Table A is used to assess fees for new commercial, commercial add-ons and alterations, residential alterations, apartments and buildings with four or more dwelling units per building, and satellite dishes and towers.

TABLE A

Total Valuation	Fee
< \$2,000	\$50.00
\$2,001 - \$50,000	\$50.00 for the first \$2,000 plus \$5.00 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 - \$500,000	\$290.00 for the first \$50,000 plus \$4.00 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 and up	\$2,090 for the first \$500,000 plus \$2.25 for each additional \$1,000, or fraction thereof

HOUSE MOVING PERMIT FEES

House Moving Permit	200.00
If passing under a Traffic Control Device, add	50.00
If a Traffic Control Device must be moved, add	150.00
Saturday, after hour, or holiday charge, add	160.00
The City will not approve moves on Sunday.	

ROOFING PERMIT FEES

Over Five (5) squares - \$.35 Per Square plus \$10.00	minimum of 50.00
Five (5) Squares or under	No Charge

TOWERS AND SATELLITE DISHES

Refer to Commercial Structures in Table A, Based on Fee by Value	minimum of 250.00
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FENCES

Over 7' high (\$3.00 per \$1,000 Worth of Valuation)	minimum of 50.00
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FIREPLACES

\$3.00 Per \$1,000 Worth of Valuation	minimum of 50.00
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GRADING PERMIT FEES

50 Cubic Yards or Less _____	\$20.00
51 to 100 Cubic Yards _____	\$22.50

101 to 1,000 Cubic Yards-\$22.50 for the first 100 yards,
plus \$10.50 for each additional 100 cubic
yards or fraction thereof.

1,001 to 10,000 cubic yards-\$117.00 for the first 1,000 cubic
yards, plus \$9.00 for each additional 1,000 cubic
yards, or fraction thereof.

10,001 to 100,000 cubic yards-\$198.00 for the first 10,000
cubic yards, plus \$40.50 for each additional 10,000 cubic yards
or fraction thereof.

SWIMMING POOL CONTRACTOR FEES

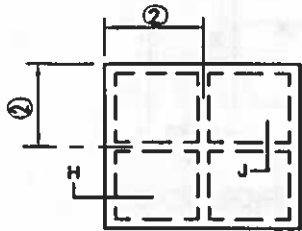
License Fee for Swimming Pool	\$100.00
Annual Renewal Fee for Swimming Pool Contractor	75.00
License Fee for Above Ground Pools & Spas Contractors	50.00
Annual Renewal Fee for Above Ground Pools & Spas Contractors	25.00
Annual Renewal Fee for Inactive Swimming Pool Contractor	25.00
Swimming Pool Construction Permit Fees (per \$1,000 worth of valuation)	4.00
Minimum Swimming Pool Construction Permit Fee	100.00

OTHER INSPECTIONS AND FEES

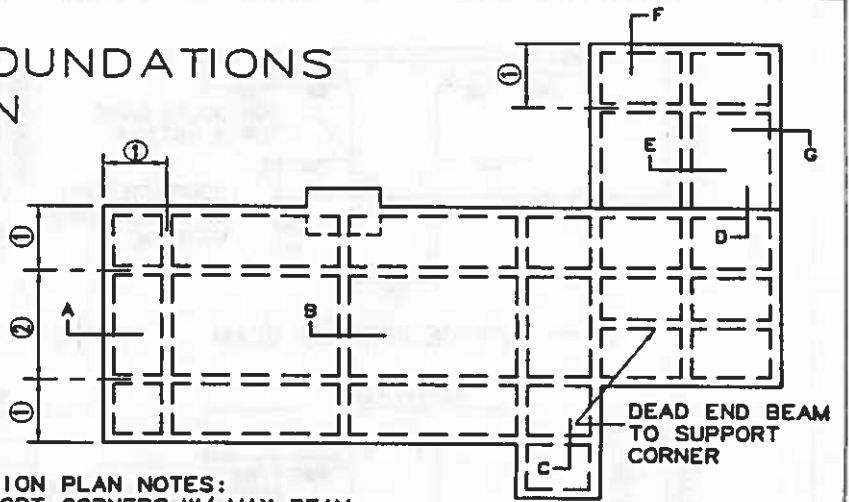
Inspections outside of normal business hours (Minimum Charge-two hours)	200.00
Special Request Inspections (Minimum Charge-one hour)	100.00
Board of Building Standards and Mechanical, Plumbing, Electrical, and Swimming Pool Board of Appeals request for hearing for alternate methods and materials	100.00
Contractor's Registration (annually, due by December 31 of each year)	65.00
Contractor's Registration Initial Set-up Fee	50.00
Stop Work Order Release Fee	125.00
Staged Occupancy Fee	150.00
Temporary Certificate of Occupancy	300.00
Extension Request for Temporary Certificate of Occupancy (per extension)	1000.00

FIGURE 18-1-E

CONCRETE FOUNDATIONS
SAMPLE PLAN

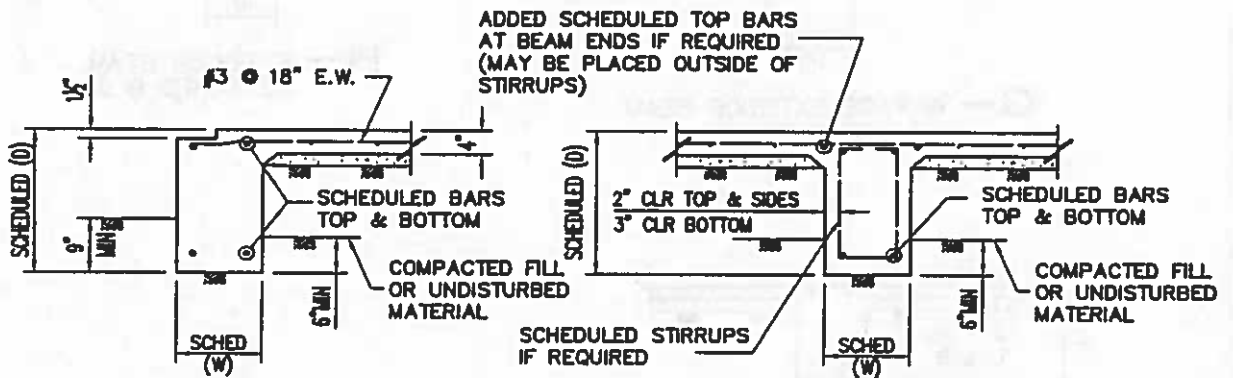


DETAACHED



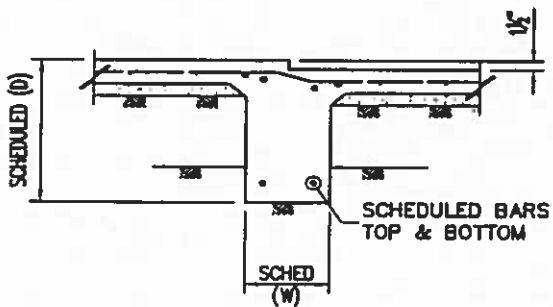
FOUNDATION PLAN
NTS

- FOUNDATION PLAN NOTES:
1. SUPPORT CORNERS W/ MAX BEAM SPACING OF 8'-0" IN EACH DIRECTION
 2. MAX BEAM SPACING TO BE 16'-0"

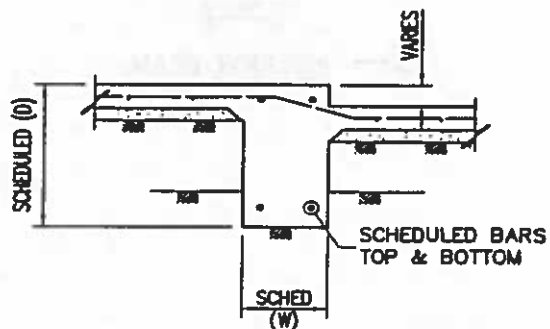


A — EXTERIOR BEAM

B — INTERIOR BEAM

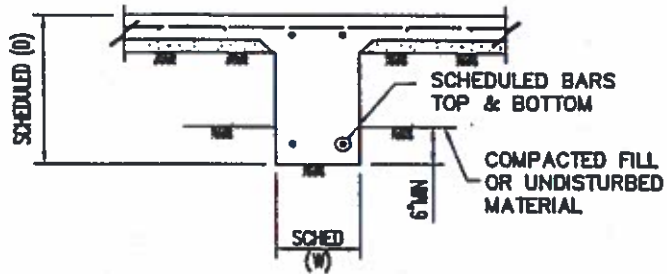


C — HOUSE PORCH BEAM

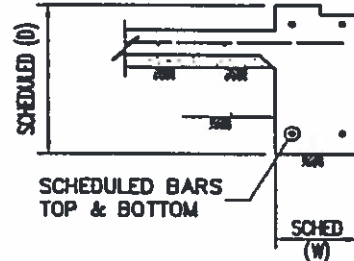


D — HOUSE GARAGE BEAM

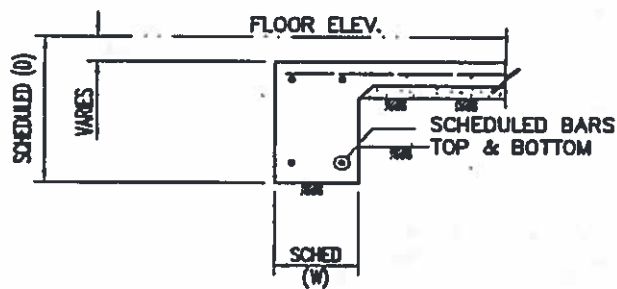
FOUNDATION DETAILS
NTS



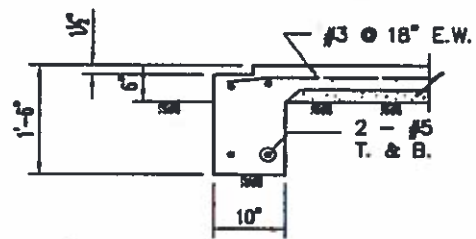
E — GARAGE INTERIOR BEAM



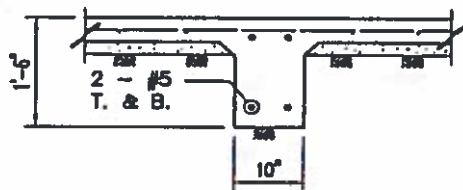
F — GARAGE EXTERIOR BEAM



G — GARAGE EXTERIOR BEAM AT ENTRANCE

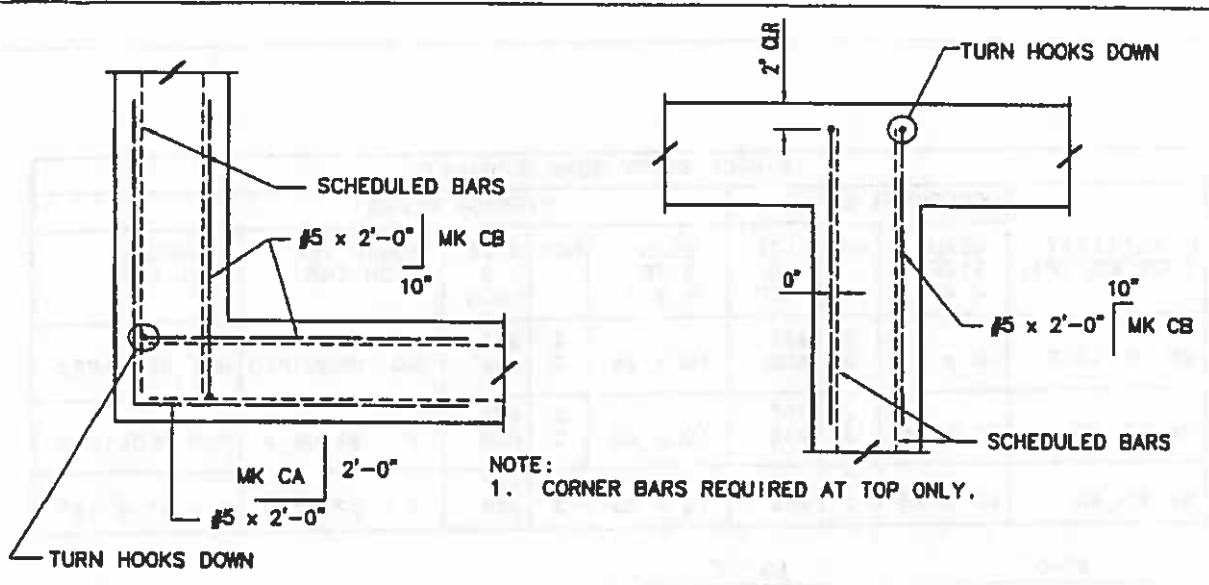


H — EXTERIOR BEAM DETACHED BLDG.



J — INTERIOR BEAM DETACHED BLDG.

GARAGE, PORCH, & DETACHED BLDG
FOUNDATION DETAILS



TYPICAL CORNER BARS

FOUNDATION CORNER BARS
N.T.S.

SINGLE STORY BEAM SCHEDULE								
PLASTICITY INDICES (PI)	EXTERIOR BEAMS			INTERIOR BEAMS				
	BEAM SIZE W X D	NO	SIZE & LOCN	BEAM SIZE W X D	NO	SIZE & LOCN	ADDED TOP EACH END	STIRRUPS EACH END
25 OR LESS	10 x 24	2 2	#5T #5B	10 x 24	2 2	#5T #5B	NOT REQUIRED	NOT REQUIRED
26 TO 35	10 x 28	2 2	#6T #6B	10 x 28	2 2	#6T #6B	1 - #6 MK A	NOT REQUIRED
36 TO 40	12 x 28	2 2	#6T #6B	12 x 28	2 2	#6T #6B	1 - #7 MK B	7 - #3 @ 12"



TWO STORY BEAM SCHEDULE								
PLASTICITY INDICES (PI)	EXTERIOR BEAMS			INTERIOR BEAMS				
	BEAM SIZE W X D	NO	SIZE & LOCN	BEAM SIZE W X D	NO	SIZE & LOCN	ADDED TOP EACH END	STIRRUPS EACH END
25 OR LESS	10 x 28	2 2	#6T #6B	10 x 28	2 2	#6T #6B	1 - #6 MK C	4 - #3 @ 12"
26 TO 30	12 x 28	2 2	#6T #6B	12 x 28	2 2	#6T #6B	2 - #7 MK D	5 - #3 @ 12"
31 TO 35	12 x 30	2 2	#7T #7B	12 x 30	2 2	#7T #7B	2 - #7 MK E	6 - #3 @ 12"
36 TO 40	12 x 34	2 2	#7T #7B	12 x 34	2 2	#7T #7B	2 - #7 MK F	7 - #3 @ 12"



FOUNDATION BEAM SCHEDULES

General Notes:

- Use fill with P.I. (Plasticity Index) not to exceed 20; except where water table is encountered, use gravel, crushed stone or comparable material.
- Exterior and interior beams shall be a minimum depth below natural grade of 6". (Exception: when the exterior are placed on a compacted fill of 90% standard proctor density beams shall not be required to extend below natural grade, but shall be required to extend below finished grade a minimum of 6" into the compacted fill.) Exterior beams shall have a minimum of 9" of cover from the bottom of the beam. (See Detail A)
- All concrete shall be of a design mix to have a 28-day compressive strength of 3,000 p.s.i.
- Dead end beams not allowed except for corner support beams. Corner support beams shall pass through one intersecting beam and may dead end after connecting with the next intersecting beam. (See Detail on Concrete Foundation Sample Plan)
- All beam and slab reinforcing shall maintain minimum clearance of 2" from exterior forms on sides.
- All beam and slab reinforcing shall maintain minimum clearance of 3" from bottom of beams.
- Beam reinforcing shall be tied and supported every 4' – 0" minimum.
- Top corner reinforcing steel (bars) required at all perimeter beams. (See Typical Corner Bar Detail)
- LAP splices shall be in accordance with the following:
 - LAP #3 reinforcing steel (3/8" diameter bars) minimum 15"
 - LAP #4 reinforcing steel (1/2" diameter bars) minimum 20"
 - LAP #5 reinforcing steel (5/8" diameter bars) minimum 25"
 - LAP #6 reinforcing steel (3/4" diameter bars) minimum 30"
 - LAP #7 reinforcing steel (7/8" diameter bars) minimum 35"
- Anchor bolts – spacing 6' 0" O.C. (On Center) maximum. 12" from corners. 1/2" X 8" minimum size bolts.
- Provide chairs or other suitable supports for slab and beam reinforcing.
- All reinforcing except #3 reinforcing steel shall conform to ASTM grade 60-type steel. #3 reinforcing steel may be grade 40-type steel.
- Minimum slab thickness to be 4" and minimum reinforcing to be #3 bars at 18" B.W. (Both Ways)
- Beam sizes, spacing and reinforcing steel (bars) shall conform to the beam schedule. P.I (Plasticity Index) shall be determined for each proposed building site in accordance with the United States Department of Agriculture Soil Conservation Services Soil Survey of Taylor County, Texas, 1976. Exception: One soil test per 2500 square foot of foundation footprint shall be collected and tested by an approved testing agency. Spacing of multiple tests shall be in accordance with accepted engineering practices. Foundations for structures resting on soils with a P.I. greater than 40 shall be designed by an engineer licensed by the State of Texas.
- A foundation plan shall be required for all construction.

