

City of Oak Ridge
Kaufman County, Texas

Small Projects Handout for Residentially Zoned Properties

To: All builders, contractors, and property/homeowners of proposed small projects

The City of Oak Ridge takes its responsibility to protect property values and public safety seriously. Please read this document carefully. A signed copy of this handout will be due at the time your permit is issued. Feel free to contact City Hall if you have any questions.

APPLICABLE CODES AND STANDARDS:

1. The City of Oak Ridge has adopted and enforces the following codes and applicable references. In addition, where there is no clear code reference or direction, all work shall comply with common and standard construction practices.
 - 2003 International Residential Code
 - 2003 International Fire Code
 - 2003 International Plumbing Code
 - 2003 International Mechanical Code
 - 2003 International Energy Conservation Code
 - 2005 National Electrical Code
2. All public utility work shall comply with the City of Oak Ridge construction regulations or when there is no clear code reference or direction, all work shall comply with the latest edition of the Public Works Construction Manual as provided by the North Central Texas Council of Governments (NCTCOG).

DEFINITIONS:

1. **Small projects:** Include, but are not limited to, any work *other than new* construction of a residential home.
2. **Building Additions:** Structural attachments to permanent, residential dwellings that increase the square footage of the main dwelling. Permits for additions shall be processed as new construction.
3. **Alterations/Remodels:** Any construction and/or repair of existing construction. Alterations/remodels include, but are not limited to, the following:
 - a. Electrical addition and/or service upgrade.
 - b. Plumbing (potable water and/or sewer) addition, re-routing and/or service upgrade.
 - c. Heating, Ventilation, Air Conditioning (HVAC) replacement and/or re-routing.
 - d. Concrete flatwork such as driveways, porches, & accessory building foundations, kennels/runs/pens.

- e. New fencing or replacement of existing fencing where more than 50% of the linear footage of the existing fencing is involved. Note: When repairing existing fencing, the same materials must be used.
4. **Accessory building:** A structure that is detached from the main building, and intended for accessory use. Accessory buildings include, but are not limited to, the following:
 - a. Barns used for livestock or other purposes
 - b. Workshops
 - c. Storage buildings
 - d. Detached garages
 - e. Gazebos; awnings; pergolas

A building or structure attached to the principal building or structure by only a breezeway having a maximum width of six (6) feet shall be considered as being a detached accessory building or structure. Inspections are required for accessory buildings **of any size** that have one or more of the following:

- a. Concrete foundation
- b. Plumbing
- c. Heating, Ventilation, Air Conditioning (HVAC)
- d. Accessory buildings must be placed beside or behind the main dwelling, and at least 10 feet from main structure, but at no time can an accessory building be located within platted lot setbacks or in utility easements. Only new materials may be used in the construction of accessory buildings. Accessory buildings can be no taller than 20 feet.

GENERAL INFORMATION:

Living in an accessory building is strictly prohibited. Living in an RV in an Ag or Residential zoned area in City Limits is strictly prohibited except when a permanent home is under construction and then being limited to a 6 month period. OSSF Regulations MUST be adhered to.

1. Permits & inspections are required for all below- and above-ground pools that have an electric pump. All applicable codes and City ordinances shall be adhered to.
2. All work must be done by state licensed professionals, and inspected by a qualified inspector with a current license from the state of Texas.
3. City ordinances are listed on our website: www.CityofOakridgeTX.com. If you do not have access to the Internet, copies can be provided by City Hall for a small administrative fee, based on the number of pages requested.
4. Projects involving the pouring of concrete must get a pre-pour inspection. To schedule a pre-pour inspection call 214-536-2705.
5. Before any sub-grade construction work begins, you must call 811 and request a line-locate for utilities.

7. ALL exterior electrical outlets must be protected by a Ground Fault Circuit Interrupter (GFCI).

PERMITTING:

1. The cost of permits does not include inspections.
2. Permits for Accessory Buildings Cost is determined by square footage as follows:

Square Footage	Fee
200 or less	No fee
201 to 1000	\$50
1001 to 3000	\$100
3000+	\$200

3. Permits for swimming pools are \$35. To obtain a permit, please call City Hall at 972.551.0343; For inspections call 214-536-2705.
4. Permits for new fences shall require a drawing that shows setbacks and easements as well as a list of materials that will be used in the construction of the new fence.
5. Greenhouses 201 square feet or more require a permit. All greenhouses of any size are subject to accessory building height limits. Placement is subject to platted-lot setbacks & utility easements.

WORK EXEMPT FROM PERMITTING AND INSPECTIONS:

Exemptions from permit requirements shall not be deemed to grant authority to perform any work that is in any manner in violation of City or State codes.

1. The repair (50% or less) of an *existing* fence for which approved materials are used and all other requirements are met; repairs must be made with same materials as existing fence.
2. Roof repair and/or replacement.
3. Cosmetic improvements such as painting, cabinets, counter-tops, tile, non-structural repairs, replacement of wall material or flooring.
4. Appliance installation which does not require the device to have additional electrical, gas, or plumbing services installed.
5. Below-ground pools/ponds under 2 feet deep where no electrical pump is attached.
6. Retaining walls under 2 feet tall.
7. Playground equipment.

- 8. Irrigation systems for landscaping. Irrigation systems shall be installed by State licensed installers and back flow apparatus shall be installed on accordance with State law, and must be inspected annually.
- 9. Greenhouses 200 square feet or less.
- 10. Residential fire sprinkler systems and fire detection and alarm systems.
- 11. Ready-made or pre-fabricated buildings are exempt from permits provided they do not have HVAC, concrete foundations, electric or plumbing. However they are subject to the same height, placement, and setback rules as any other accessory building.

EXPIRATION OF PERMITS:

- 1. All permits for small projects will expire 180 days after the day of issuance. Builders/owners are allowed one extension of 45 days for an additional \$50.

By signing below, I acknowledge that I have read and understand the above information and will abide by its provisions.

Contractor/Owner

Date

Inspectors:

Eyncon LLC Engineering.....972-878-3647

Texas Compliance Solutions.....972-935-3655

Concrete Inspector....Mr Lacy 214-536-2705