

City of Oak Ridge
Kaufman County, Texas

Builders' Development Guide

Congratulations on your new project. The City Council would like to welcome you to Oak Ridge. We are pleased that you have chosen us in your consideration of locations for construction. We look forward to helping you.

The Council takes seriously its responsibility to protect property values and public safety. 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 questions.

City of Oak Ridge ordinances regarding construction are listed on our website: CityofOakRidgeTX.com for your convenience. If you do not have internet access, copies can be obtained at City Hall for a small administrative fee based on the number of pages requested.

The process by which permits and inspections are obtained is listed below.

1. Submission of a foundation design.
2. A complete set of plans must be submitted for review and become the property of the City of Oak Ridge upon submission.
3. Plans must be stamped by draftsman, engineer, or architect with a current license from the State of Texas.
4. If a new foundation is to be poured, a soil analysis is required.

Plan approval may take up to 14 days. Electronic submissions will process faster. **No permits will be issued until plan review is approved.**

Construction may not begin until a proper temporary access to property is in place. (Temporary Culvert at Entrance) FINAL DRIVEWAY CULVERT MUST HAVE APPROACH RAMPS IN PLACE.

Permit Schedule for New Construction of Single-Family Residences are calculated as follows: Minimum lot size is 1 acre.

CONTACT TXDOT FOR CULVERT IF PROPERTY IS ON ST. HWY 34 OR FM 2728 THAT PHONE NUMBER IS 972-962-3848.

CONTACT KAUFMAN COUNTY PUBLIC WORKS 469-376-4127 FOR SEPTIC SYSTEM.

- Square footage at or below 3000 square feet: \$800
- Square footage at or above 3001 square feet: \$1000

Before a Certificate of Occupancy is issued:

- All inspections must be on file with the City.
- Final inspection must be approved by inspector.
- Culvert with approach ramps must be in place, address numbers must be on house (if visible from roadway) & Mailbox must have numbers on both sides .

Occupying a structure before Certificate of Occupancy is issued is prohibited. Any Builder, Developer, or Property Owner understands and agrees that they are responsible for any damages done to Oak Ridge roads or streets during the construction process and that they are responsible for restoring the road or street back to its original condition.

It is the responsibility of owners and builders to comply with all City ordinances and requirements in a timely manner. Failure to do so will result in fines, penalties, attorney fees, court costs, and administrative fees.

Ordinance 2-14 AND 2-14A refers to New Construction. Ordinance 37-15 and 37-15A refers to Unreasonable Noise. (NO CONSTRUCTION IS PERMITTED ON SUNDAYS). CONSTRUCTION HOURS M-F 7:00 am to 7:00 pm & SATURDAY 9:00 am to 5:00pm.

If construction is started before permit is issued a fine doubling the permit fee will be added. If a certificate of occupancy (with all inspection recorded and returned to city) is not issued before the resident moves into home, a \$250.00 fine will be added to Certificate of Occupancy fee of \$15.00.

Plan Review & Inspections

Inspections & Plan Reviews New Construction Inspections Only
City's Approved Inspector:

Fees: Pre-Construction Plan Review-\$150.00
Plumbing Inspection \$150.00
Pre Pour Inspection-\$150.00
Stage II- Framing Inspection- \$200.00
Stage III- Final Inspection \$300.00

Eyncon LLC. 117 N. Dallas St. Ennis, TX 75119 Phone: 469.478.3033 Fax: 972.875.1398 info@eyncon.com All Fees are paid directly to Eyncon LLC.

License Registration Fee (all trades)

NOTE: All trades and contractors are required to register with the City of Oak Ridge prior to the issuance of permits, however, only those trades or contractors not exempt by the State shall be required to pay the registration fee.

Annual Registration Fee is \$75.00

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

Signature Contractor

Date