

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 recommended.

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)

Permit Schedule for New Construction of Single-Family Residences are calculated as follows:

- 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.

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 23-14A refers to New Construction. Ordinance 37-15 and 37-15A refers to Unreasonable Noise. (NO CONSTRUCTION IS PERMITTED ON SUNDAYS).

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

Texas Compliance Solutions
3804 Lake Bardwell Dr.
Ennis, TX 75119
buddy@texascompliancesolutions.com
Buddy Markham 972-935-3655
First fee of \$150.00 for Plan Review
will be paid to City of Oak Ridge all
others paid directly to inspector.

Eyncon LLC.
401 S. Clay
Ennis, TX 75119
Phone: 972.878.3647
Fax: 972.875.1398
agtm@agtmengineer.com
TXFoundations.com
All Fees are paid directly to Eyncon

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

If the builder is using the City Inspector, Buddy Markham of Texas Compliance Solutions, the \$150.00 plan review fee is paid directly to the city. Buddy will not inspect a builders project if he did not initially approve your building plans. Any further inspection made by Buddy Markham are to be paid directly to him. (ATTACHED IS INFORMATION SHEET).

If you decide to use an outside agency for your plan review and approval and inspections such as Eyncon LLC, all fees are paid directly to that agency and not the city. You will be required to use that agency throughout the construction of your project to final approval.

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

Contractor

Date