



## ***New Residential and Commercial Building Requirements***

This document is not meant to modify any Federal or State laws or City Ordinances. It is intended to be informative and to be used as a guideline. Where circumstances of a particular job differ from these procedures, the decision of the Building Department will prevail.

### **Building Codes**

All Federal, State and local requirements are applicable to projects constructed within the City's jurisdiction whether specifically listed herein or not. The City of Splendor, Texas, has adopted the following codes and/or standards regulating building construction.

*2012 International Building Code, as amended*  
*2012 International Residential Code, as amended*  
*2012 International Fire Code, as amended*  
*2012 International Plumbing Code, as amended*  
*2012 International Mechanical Code, as amended*  
*2012 International Energy Conservation Code, as amended*  
*2012 International Fuel and Gas Code, as amended*  
*2011 National Electrical Code, as amended*

### **Building Permit**

Before a building permit will be issued, all plans and documents related to the permit application must be approved by the Building Department and all applicable fees paid to the City of Splendor. Applications and informational handouts can be obtained at City Hall.

Construction or building without a permit is subject to a fine.

## **Inspections**

Building Inspections: Inspections received by 5:00 p.m. Monday – Friday will be performed the next business day. Inspections related to building construction must be called into Bureau Veritas at (877) 837-8775. Inspection requests can also be faxed to (877) 837-8859. When all inspections are completed, a final inspection shall be made prior to approving the permanent power release. The final inspection must be passed prior to occupancy of building. Permit packet must be on-site at time of inspection.

Public Works: Inspections for driveways, culverts, and all water and sewer related issues must be requested through the City Public Works Department at (281) 689-3197.

All Fire, Health, and OSSF related inspections must be requested through Montgomery County.

## **Construction Site**

A temporary property address must be posted at the front of the lot and readable from the street. Permanent street numbers must be displayed before final inspection.

A portable sanitary restroom for your workers MUST be on your property until the final inspections are approved.

Construction area shall be maintained until job completion using onsite containment..

NO construction material, debris, or sanitary restroom facility shall be placed or stored in the public right-of-way or drainage areas at any time.

Erosion control must be in place prior to the first inspection.