

City of Meadowlakes

Builder's Packet for New Construction

Builder/Contractor or Property Owner



PERMIT APPLICATION

Plans must be submitted fourteen (14) business days prior to the next regularly scheduled Building Committee meeting, which are held every 2nd and 4th Monday of each month.

No work is to be done until permit is paid for and permit is in the possession of owner or contractor. The Building Committee Chairman is Steve Nash, who can be reached at 512-755-5627.

NOTE: All projects located within the 100 year floodplain must obtain a floodplain development permit before the project is submitted to the building committee for approval. The fee for a Floodplain permit is \$100.00.

New Construction

Three (3) sets of plans and specifications and a digital copy of plans emailed to City Secretary (or on CD if unable to email). Plans to consist of the following:

1. Site plan showing all easements and building lines. Dimensions to indicate distance from drip line on roof to property line.
2. Floor plan
3. Electrical and Plumbing layout (may be incorporated into floor plan).
4. Engineered Foundation plan (All new construction foundations shall be engineered. An engineered foundation plan and letter must be submitted by a licensed engineer in the State of Texas. The engineer is responsible for providing the City with a sealed letter stating that the work was performed and completed per the design and specifications.)
5. Four Elevations (roof overhang must be dimensioned).
6. Foundation details and typical wall section(s).
7. REScheck Report (energy efficiency) <https://www.energycodes.gov/rescheck>
8. Wind brace design
9. Ceiling and roof framing design
10. If two side by side lots involved, follow amended plat procedures.
11. Contractor to sign and date each sheet of plans. **Be sure your plans include what is required from the checklist attached.**

***** Notice is herein given that application of any class or Permit as described above will not be considered unless standards for documentation as described above are met. *****

INSPECTION FEES AND PROCEDURES

The City of Meadowlakes contracts with ATS Engineers for all inspections. To request an inspection, please contact the City Secretary at 830-693-6840. Any request submitted before 4 p.m. will be done the next business day. If you have any questions regarding the inspections please contact ATS Engineers directly at 512-328-6995.

Inspections fees are paid after the permit is approved. The permit fees include nine inspections. Any additional inspections and/or re-inspections will be billed separately by the City. The inspections are as follows, and may vary in applicability by job:

Residential and Commercial inspections: new construction or additions –
 Temporary electrical service
 Plumbing rough-in/ foundation layout
 Water/ sewer yard-lines
 Combination inspections (frame & MEP rough-in)
 Re-frame and Insulation inspections
 Wallboard inspections
 Final inspections (combination)/ Certificate of Occupancy
 Gas test/Electrical service inspection

Additional inspections to include but is not limited to:
 Fence, pool, demolition
 Re-inspections for Residential and Special Inspections
 Remodeling/alterations to existing structure

NEW HOME PERMIT FEE	One Story, under 3,000 sf	One story, over 3,000 sf	Two Story
Inspection Fees	\$ 450	\$ 500	\$ 500
Meadowlakes Fee	\$ 275	\$ 375	\$ 375
Clean- up Deposit	\$ 500	\$ 500	\$ 500
Total	\$ 1,225	\$ 1,375	\$ 1,375

*The Meadowlakes fee is due at the time of plan submission.

PERMIT FEES ARE FEES CHARGED BY THE CITY OF MEADOWLAKES AND INCLUDE INSPECTION FEES AND ARE NON-REFUNDABLE. Activities which require that a permit be issued from the City:

- Fence, Deck, Patio Cover, Arbor, Playscape
- Any outside improvement, which involves plumbing or electrical work.
- Remodeling or addition. Plans must include plan of existing house as well as the remodeling plan.
- All new construction
- Swimming pool and spa

Below is a partial list of restrictions with regards to building permits. This does not represent all ordinances and is only a guide of building requirements.

- The contractor is solely responsible for reviewing all ordinances for compliance. The ordinances may be reviewed by visiting our website at www.meadowlaketexas.org and are listed under the "ordinances" tab.
- All permit applications require three (3) sets of plans and specifications and a digital copy of plans emailed to City Secretary (or on CD if unable to email).
- Port-a-potty and trash bin must be on building site before permit can be issued. Builders are encouraged to use large dumpsters emptied on a regular basis. Failure to do so can result in a citation.
- A construction sign must be displayed on the construction site. Limited to one construction sign designed to identify a building site during new construction only and must conform to the requirements of the City of Meadowlakes Ordinance Sec. 22-3.
- Set back lines are measured to edge of overhang.
- Slab fill must be treated for termites prior to pouring of concrete and certificate of same to be furnished to City of Meadowlakes.
- Form survey must be submitted to and approved by the City of Meadowlakes prior to pouring concrete foundation.
- Plumbing contractors, electrical contractors, and HVAC contractors must be licensed. A copy of the license must be on file at the Meadowlakes City Hall.
- Foundation wall to show a maximum of 12" exposed concrete with a maximum of 8" fill at foundation wall. This requirement applies to frame walls as well as brick or stone.
- Exterior walls to have a minimum of 75% brick, rock, or stone (total wall area including gables). Stucco is not permitted as a means of satisfying this requirement without a variance.
- Chimneys must be stone or brick. No frame or stucco on chimneys is allowed, unless approval of stucco by variance.
- Reference Ordinance Section 6-4, as amended, for Building Codes. Special attention given in design to assure that windows and/or doors in sleeping areas conform to ingress and egress requirements.
- Scraping of Lot: The area within the foundation walls shall have all vegetation and foreign material removed.
- Install tempered glass as required by Code.
- Provide empty conduit to house service location for TV and Cable.
- Lots which are within the FEMA designated 100-year floodplain must conform to the LCRA requirements as well as City of Meadowlakes restrictions and ordinances.

Provide City with the following before slab is poured:

1. Elevation Certificate to conform to FEMA requirements only if lot is within 100 year floodplain.
2. Termite certificate (Every Job)
3. Form survey, must be approved by City Building Committee. (Every Job)

Provide City the following before requesting Certificate of Occupancy.

1. Final inspection
2. Final Elevation Certificate if lot is within the 100 year floodplain.
3. Engineered Foundation plan (All new construction foundations shall be engineered. An engineered foundation plan and letter must be submitted by a licensed engineer in the State of Texas. The engineer is responsible for providing the City with a sealed letter stating that the work was performed and completed per the design and specifications.)

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED PRIOR TO THE HOUSE BEING OCCUPIED BY THE OWNER OR ANY FURNITURE BEING PLACED IN THE HOUSE.

In addition to the permit fees payable to the City of Meadowlakes outlined in this packet, new construction fees also include:

- Heavy Road Use Impact Fee of **\$350** payable to the Meadowlakes Property Owner's Association
- Water & sewer tap fees, payable to the City of Meadowlakes utility department:

*** Sewer Tap \$725**

*** Water Tap \$925**

*** Deposit \$100**

*** TOTAL: \$1,750**

*** These fees must be paid prior to the building permit being issued.**

City of Meadowlakes

Application for **New Construction** Building Permit

_____ is this property located within the 100 year floodplain? _____
(Yes or No) (Applicant Signature)

NOTE: All projects located within the 100 year floodplain must obtain a floodplain development permit before the project is submitted to the building committee for approval.

Date: _____ Contractor: _____

Phone No.: _____

If Contractor is a Corporation, who is your "Agent for Service"

Name: _____

Address: _____

Telephone No.: _____

Property Owner: _____

Phone No.: _____

Lot No.: _____ Address: _____

Trash receptacle and chemical toilet must be located on building site before permit can be issued (not applicable for fence permits). This requirement is subject to the discretion of the Building Committee in the case of a remodel or addition. Curb protectors required, contractor must provide. Building permit is not valid until payment is made in full to the City of Meadowlakes. Contractors are required to furnish to City of Meadowlakes the names of all Mechanical Contractors (Plumbing, electrical, and Heating/AC) along with their STATE or CITY license number.

Approval date _____ MBC Chairman _____

Denied (date) _____ MBC Chairman _____

Comments:

MEADOWLAKES AND MEADOWLAKES POA

Driveway Cuts into Existing Curbs

Streets and curbs within the City of Meadowlakes are owned and maintained by the Meadowlakes Property Owners Association. The responsibility for cutting existing curbs for driveway placement and maintenance of curbs affected by the cut is the property owner and builder or flatwork contractor. In the past, design of driveway cuts into the existing curb was left to the builder and the property owner. However, experience has shown that many of the curb cut designs were not adequate, with intersecting masonry at the driveway and curbs easily damaged.

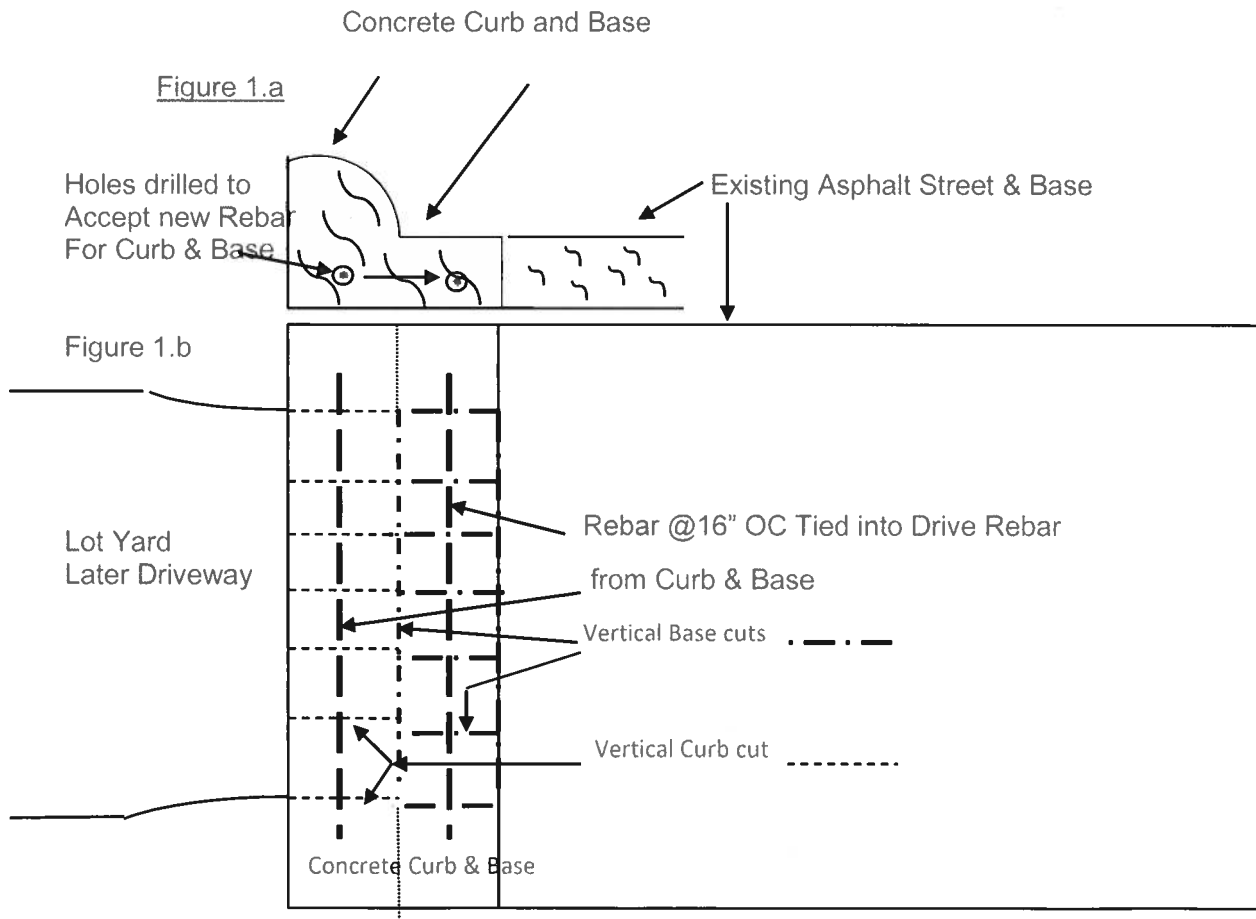
Experience has shown that three designs are the most durable. Following are the three POA approved curb cut designs. If the builder proposes to use a different design, a request must be submitted to and approved by the Building Committee

Procedure 1

1. Machine cut (sawing) at a 90-degree angle of the vertical curb and the curb base to match the intersection of the Driveway (Figure 1.a). Removal of the concrete debris leaves the drive width exposed to the Street base. This may be done in 2 steps (Curb then Base) to facilitate debris removal (Figure 1.b). Flat work contractor to drill dowel holes on each side of exposed concrete to tie into the Driveway Rebar (Figure 1.a).

Driveway is formed by flatwork contractor, poured and finished to conform to existing curb and base height and shape. End of drive abuts street asphalt to form new curb base.

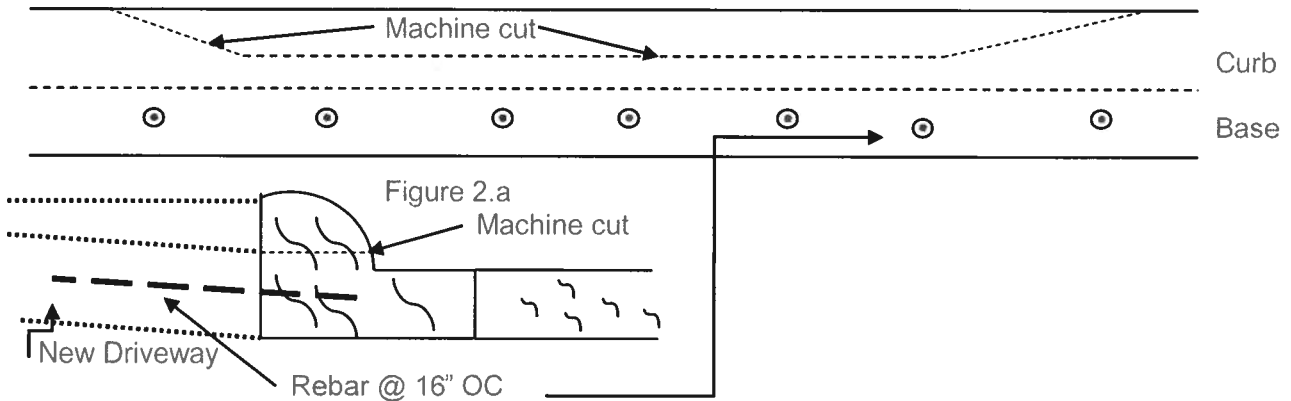
Figure 1



Procedure 2

2. Machine out (sawing) of the vertical curb structure to match the intersection of the driveway (Figure 2), such that the remainder of the curb is not removed or damaged. In this design, the aggregate within the curb is exposed, on the slope, on each side of the driveway and in the curb fronting the driveway. As noted in Figure 2.a, the flatwork contractor drills into the back of the curb base and inserts rebar dowels that are then extended into the driveway concrete. The driveway is behind and abuts the existing curb. Driveway is formed by flatwork contractor, poured and finished to conform to existing curb and base height and shape.

Figure 2



Procedure 3

3. Machine cut (sawing) at a 90-degree angle of the vertical curb at each side of the proposed Driveway, and machine cut (sawing) at a 45-degree diagonal angle at the base of the curb between the vertical cuts (Figure 3). Removal of the vertical curb debris (side view (Figure 3,a) leaves most of existing curb base intact. As noted in Figure 3.b below, the flatwork contractor drills into the back of the curb base and into the walls of the vertical curb and inserts rebar dowels that are then extended into the driveway base. The front of the driveway rests on part of the curb base (Figure 3.b). Driveway is formed by flatwork contractor, poured and finished to conform to existing curb and base height and shape.

Figure 3

