

ORDINANCE 109  
BUILDING CODE

## 109 A BUILDING CODE

AN ORDINANCE ADOPTING A BUILDING CODE FOR THE TOWN OF ROMAN FOREST, TEXAS, SAID BUILDING CODE BEING THAT CERTAIN BUILDING CODE KNOWN AS THE BUILDING CODE OF THE TOWN OF ROMAN FOREST TEXAS: PROVIDING FOR CONFLICTS: PROVIDING A PENALTY CONTAINING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE FOR THIS BUILDING CODE.

NOW, THEREFORE, BE IT OBTAINED BY THE TOWN COUNCIL OF THE TOWN OF ROMAN FOREST, TEXAS:

1. There is hereby adopted by the Town of Roman Forest for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain building code known as "the Building Code of the Town of Roman Forest, Texas," a copy of which shall be retained in the office of the Town Secretary and the same is hereby adopted and incorporated as fully as if set out at length herein, and the provisions thereof shall be controlling with the town of Roman Forest & Roman Forest Subdivision.
2. The restrictions and protective covenants filed in the Office of the County Clerk of Montgomery County, Texas, pertaining to the various Subdivision Sections in Roman Forest Subdivision applicable to building construction, additions and improvements are hereby adopted by the Town of Roman Forest.
3. In the event of any conflict with the provisions of the code adopted by this article and the provisions of this Code of Ordinances, state law or town ordinances, rules of regulations, the provisions of this Code of Ordinances, state law or town ordinances, rules or regulations shall prevail and be controlling.
4. It shall be unlawful for any town, person, firm, or corporation to erect, construct enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the town, or cause the same to be done, contrary or in violation of any of the provisions of this Code. Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or able by a fine of not more than One Hundred Dollars (\$100.00).
5. A copy of the Building Code of the Town of Roman Forest, Texas, shall be retained in the care, custody and control of the Office of the Town Secretary and preserved in such form as the Town Secretary may consider most expedient. It shall be the duty of the Town Secretary to insert amendments to the Building Code after enactment by the Town Council.
6. It shall be unlawful for any person to change or amend, by additions or deletions, any part or portion of the Building Code of the Town of Roman Forest, Texas, or to insert or delete pages or portions thereof, or to alter or tamper with such code in any manner whatsoever which will cause any misrepresentation of said Building Code.
7. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council in adopting this ordinance that no portion hereof or provision, or regulation contained herein, shall become inoperative or fail by reason of the unconstitutionality of any other portion hereof and all provisions of this ordinance are declared to be severable for that purpose.

109A Building Code

8. All of the provisions of the Building Code of the Town of Roan Forest, Texas, herei adopted, shall be in full force and effect from and after the 5th day of MAY, 19 76.

PASSED THIS 5th DAY OF MAY, 19 76.

APPROVED THIS 5th DAY OF MAY, 19 76.

TOWN SECRETARY

*Lorna DDM*  
LORNA DDM - MAYOR OF THE TOWN OF  
ROAN FOREST, TEXAS.

109 B TITLE AND SCOPE

1. This ordinance shall be known as the "BUILDING CODE," may be cited as such, and will be referred to herein as "this CODE."
2. The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the town and certain equipment not specifically regulated in this Code.
3. The provisions of this Code shall apply to the construction, alteration, moving, demolition, repair and use of any building or structure within the town, except work located primarily in a public way, utility towers and poles, and mechanical equipment not specifically regulated in this Code.
  - A. Structural additions, alterations, and repairs to any portion of an existing building or structure shall comply with all the requirements for new buildings or structures, except that minor structural additions, alterations, or repairs, when approved by the Building Official, may be made with the same material of which the building or structure is constructed.
  - B. Building in existence at the time of the passage of this Code may have their existing use or occupancy continued, if such use or occupancy was legal at the time of the passage of this Code, provided such continued use is not dangerous to life.
  - C. All buildings or structures both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this Code in a building or structure when erected, altered or repaired, shall be maintained in good working order. The owner, or his designated agent, shall be responsible for the maintenance of buildings and structures.
5. Buildings or structures moved into or within the town shall comply with the provisions of this Code for new buildings or structures.
6. The provisions of this Code are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved. The Building Official may approve any such alternate provided he finds that the proposed design is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire resistance, durability, and safety. The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.

ORDINANCE # 109A

BUILDING CODE

AN ORDINANCE TO AMEND BUILDING CODE ORDINANCE 109A, SAID ORDINANCE BEING A PART OF A CERTAIN ORDINANCE, 109A through 109F, KNOWN AS THE BUILDING CODE OF THE TOWN OF ROMAN FOREST.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ROMAN FOREST, TEXAS:

1. Insert "be controlling within the Town of Roman Forest & Roman Forest Sub-division.

The provisions of this amendment to the Building Code of the town of Roman Forest, Texas, hereby adopted, shall be in full force and effect from and after the 14th day of June, 19 76.

PASSED this 14th day of June, 19 76.

APPROVED this 14th day of June, 19 76.

\_\_\_\_\_  
LORNA DDM - MAYOR

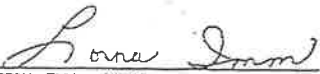
\_\_\_\_\_  
TOWN SECRETARY

7. Whenever there is insufficient evidence of compliance with the provisions of this Code, or evidence that any material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate material or methods of construction, the Building Official may require tests as proof of compliance to be made at the expense of the owner or his agent by an approved agency. Test methods shall be as specified by this Code for the material in question. If there are no appropriate test methods specified in this Code, the Building Official shall determine the test procedure. Copies of the results of all such tests shall be retained for a period of not less than two years after their acceptance.
8. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council in adopting this ordinance that no portion hereof or provision, or regulation contained herein, shall become inoperative or fail by reason of the unconstitutionality of any other portion hereof and all provisions of this ordinance are declared to be severable for that purpose.
9. All of the provisions of the Building Code of the Town of Roman Forest, Texas, hereby adopted, shall be in full force and effect from and after the 5th DAY OF May, 1976.

PASSED THIS 5th DAY OF May, 1976.

APPROVED THIS 5th DAY OF May, 1976.

TOWN SECRETARY

  
LORNA DETH - MAYOR TOWN OF ROMAN FOREST

#### 109 C ORGANIZATION AND ENFORCEMENT

1. There is hereby established in the town the Building Inspection Division which shall be under jurisdiction of the Building Official appointed by the Mayor and approved by the Town Council.
2. a. The Building Official is hereby authorized and directed to enforce all the provisions of this Code. For such purpose he shall have the powers of a police officer.
- b. The Building Official shall appoint a Plumbing Inspector, an Electrical Inspector, and an Air Conditioning Inspector, each to be confirmed by the Town Council. These Inspectors shall be Deputy Building Officials with all powers and duties as such, and the Building Official may appoint such number of additional inspectors as shall be authorized from time to time by the Mayor and Town Council.
- c. The Building Official shall submit a report to the Mayor and Town Council not less than once a year, covering the work of the Division during the preceding period. He shall incorporate in said report a summary of his recommendations as to desirable amendments to this Code. The Building Official shall keep a permanent accurate account of all fees and other monies collected and received under this Code, the name of persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.
- d. The Building Official shall enforce the provisions of this Code, and he, upon presentation of proper identification to the owner, agent, or tenant in charge of such property, may enter any building, structure, dwelling, apartment house, or premises, between the hours of 8 a.m. and 5 p.m., Mondays through Saturdays; provided, however, that in cases of emergency where extreme hazards are known to exist which may involve imminent injury to persons, loss of life or severe

property damage, the Building Official may enter the aforementioned structures and premises at any time upon presentation of proper identification. Whenever the Building Official is denied admission to inspect any premises, inspection shall be made only under authority of a warrant issued by a magistrate authorizing the inspection for violations of this Code. In applying for such a warrant the Building Official shall submit to the magistrate his affidavit setting forth his belief that a violation of this Code exists with respect to the place sought to be inspected and his reasons for such belief. Such affidavit shall designate the location of such place and the name of the persons believed to be the owner, operator or occupant thereof. If the magistrate finds that probable cause exist for a search of the premises in question he shall issue a warrant authorizing the search, such warrant describing the premises with sufficient certainty to identify the same. Any warrant so issued shall constitute authority for the Building Official to enter upon and inspect the premises described therein. It shall constitute a violation of this ordinance for any person to interfere with or refuse to permit such entry or inspection.

- e. Whenever any building work is being done contrary to the provisions of this Code, the Building Official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, any any such persons shall forthwith stop such work until authorized by the Building Official to proceed with the work.
  - f. Whenever any structure is being used contrary to the provisions of this Code, the Building Official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such structure, or portion thereof, vacated by notice served on any person causing such use to be vacated by noticeserved on any person causing such use to be continued. Such person shall discontinue the use within 10 days after receipt of such notice or make the structure, or portion thereof, comply with the requirements of this Code.
  - g. The Building Official or any deputy charged with the enforcement of this Code, acting in good faith and without malice for the town in the discharge of his duties, shall not thereby render himself liable personally and he is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of his duties.
  - h. The Building Official may request, and shall receive so far as may be necessary in the discharge of his duties, the assistance and cooperation of other officials of the town.
3. All buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health, or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage, or abandonment, as specified in this Code or any other effective ordinance, are, for the purpose of this Section, unsafe buildings. All such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal.
  4.
    - a. There is hereby created a General Appeals Board consisting of the Mayor and the Board of Aldermen of the Town of Roman Forest.
    - b. The duties of the Board of Appeals are: To interpret the provisions of the Building Code in appeals from decisions of the Building Official and to settle possible jurisdictional disputes between Plumbing, Electrical and Air Conditioning Deputies; to determine the suitability of alternate types of construction; and to make recommendations for amendments to the Building Code.
  5.
    - a. It shall be unlawful for any person, other than those employed by the Town of Roman Forest in such position, designation, or classification, to represent himself to be, or purport to exercise the authority of, or discharge the duties of a person employed by, or authorized by, the Town of Roman Forest to inspect or approve structures, construction, installations, buildings, excavations, work, materials, machinery equipment, premises, facilities, piping, plumbing, electrical installations and equipment, air conditioning systems or any other thing, whether similar or dissimilar to the foregoing.

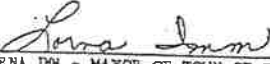
109 C ORGANIZATION AND ENFORCEMENT

- b. Any person who violates this provision shall be guilty of an offense and upon conviction thereof shall be fined not less than fifty dollars (\$50.00) no more than one hundred dollars (\$100.00). Each and every violation shall constitute a separate offense and be punishable as such.
  - c. The sanctions provided for herein shall be in addition to any other legal remedies or procedures that the Town of Roman Forest may desire to pursue in order to enforce the provisions of this Section.
6. If any provision, section, subsection, sentence, clause or phrase of this ordinance or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council in adopting this ordinance that no portion hereof or provision, or regulation contained herein, shall become inoperative or fail by reason of the unconstitutionality of any other portion hereof and all provisions of this ordinance are declared to be severable for that purpose.
7. All of the provision of the Building Code of the Town of Roman Forest, Texas, herein adopted, shall be in full force and effective from and after the 5<sup>th</sup> DAY OF MAY, 1974.

PASSED THIS 5<sup>th</sup> DAY OF MAY, 1974.

APPROVED THIS 5<sup>th</sup> DAY OF MAY, 1974.

\_\_\_\_\_  
TOWN SECRETARY

  
LORNA EHN - MAYOR OF TOWN OF ROMAN  
FOREST, TEXAS

109 D NEW CONSTRUCTION

1. A license is required for new construction, which shall be issued by the Building Official only after receipt by him of a Performance Bond payable to the Town of Roman Forest of sufficient amount to completely finish any home, building, or any other structure on which new construction is begun and not complete within a period of 180 days.
2. a. Inspections by professional inspectors are required during the construction of new homes, building, or other structures, the cost of such inspection to be paid by the builder.  
b. PRE-SLAB INSPECTION
  - (1) Locations of forms, as to building set-back lines, etc.
  - (2) Slab re-inforcing inspections
  - (3) Plumbing ground inspection  
c. STRUCTURE FRAMING INSPECTION
  - (1) Plumbing rough-in inspection
  - (2) Electrical rough-in inspection
  - (3) AC & Heat rough-in inspection  
d. BUILDING - FINAL INSPECTION
  - (1) Plumbing - final inspection
  - (2) Electrical - Final inspection
  - (3) AC & Heat - Final inspection  
e. A fee will be charged for any additional inspections required other than stated above.
3. Before occupancy of finished structure, all above inspections must be made and approved by the Building Official. If any provisions, section, clause, subsection or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to others persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council in adopting this ordinance that no portion thereof or provision, or regulation contained herein, shall become inoperative or fail by reason of the

AMENDING ORDINANCE

ORDINANCE # 109 C

BUILDING CODE

AN ORDINANCE TO AMEND BUILDING CODE ORDINANCE 109 C, SAID ORDINANCE BEING A PART OF A CERTAIN ORDINANCE, 109A through 109H, KNOWN AS THE BUILDING CODE OF THE TOWN OF ROMAN FOREST.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ROMAN FOREST, TEXAS:

1. Be amended to read as follows -

There is hereby established in the Town the Building Inspection Division which shall include an architectural control committee and the Building Official, appointed by the Mayor and approved by the Town Council. The Building Inspection Division shall be under the jurisdiction of the Building Official.

2. Add I. The Architectural Control Committee shall have the authority to approve or reject building plans submitted for a building permit. Architectural Controls shall be limited to conformity & harmony of external & structural design & quality with existing structures in the subdivision. Approved plans shall be rendered to the Building Official for permit approval.

The provisions of this amendment to the Building Code of the Town of Roman Forest, Texas, hereby adopted, shall be in full force and effective from and after the

9th day of May, 1977

PASSED this 9th day of May, 1977

APPROVED this 9th day of May, 1977

  
MAYOR

  
TOWN SECRETARY

ORDINANCE 109 BUILDING CODE CONTINUED

109 D. NEW CONSTRUCTION CONTINUED

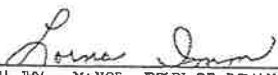
of the unconstitutionality of any other portion hereof and all provisions of this ordinance are declared to be severable for that purpose.

4. All of the provisions of the Building Code of the Town of Roman Forest, Texas, heretofore adopted, shall be in full force and effective from and after the 5th day of MAY 19 76.

PASSED THIS 5th DAY OF May, 19 76.

APPROVED THIS 5th DAY OF May, 19 76.

TOWN SECRETARY

  
LORNA H. M. - MAYOR, TOWN OF ROMAN FOREST

109 E HOME BUILDING REQUIREMENTS

1. a. The minimum construction standards and regulations listed under this Ordinance 109E are in addition to all other applicable sections of the Building Code of Houston, Texas, adopted by the Town of Roman Forest, Texas.
- b. Compliance with this Ordinance 109 E in no way excuses or exempts home builders from compliance with all other applicable portions of this Building Code and the Deed Restrictions of Roman Forest, Texas. Copies of all Building Code Ordinances and Deed Restrictions are filed with the office of the City Secretary.
2. Tree Care shall be given to protect existing trees and maintain them during construction. Dirt, spoil or debris shall not be left deposited on or around the trunks of trees during construction. Site plans shall be approved by the Building Official prior to clearing of lots and construction of homes.
3. Drainage shall provide for the lot at the time fill is being placed in the slab form by filling the back easement area and sloping to front and sides. Driveway excavation material may be used for this purpose if desired.
4. Foundation
  - a. The finished floor of all buildings shall be not less than twelve inches (12) inches above the nearest manhole, or where no sewer is available the finished floor shall not be less than four (4") above the crown of the street. In any event foundations shall extend a minimum of six (6) inches above the adjacent finish grade.
  - b. Where the public or private sewer is not of sufficient depth, or where structure required to be connected to the sewer cannot meet the minimum requirements of this Section or other ordinances, the Building Official may authorize the issuance of a permit for an alternate method of construction or installation when this will not be detrimental to the health, welfare, and safety of the public.
  - c. Requirements for concrete foundation:
    - (1) Concrete shall be hardrock aggregate concrete.
    - (2) Concrete shall be not less than four and one half (4½) sack, 2500 p.s.i. yield strength.
    - (3) All foundation design plans shall be checked and approved by the Building Official.
    - (4) Cold Weather: Concrete shall not be mixed when air temperature is at or below (40° F.) and falling, or if temperature is likely to fall below (40° F.) in next 24 hours.



5. Framing.
  - a. Framing materials shall be structurally sound and equal to or better than utility grade Douglas Fir or #3 Southern Yellow Pine. All framing lumber shall be grade marked.
  - b. Framing spacing shall be in accordance with "Maximum spans for joists and rafter from Technical Bulletin No. 2: "Southern Lumber Maximum Space for Joists and Rafters," by Southern Forest Products Association, P. O. Box 52468, New Orleans, Louisiana 70150.
6. Roofing. Roofing for homes shall be limited to the following:
  - a. Wood shingles: Minimum quality equal to #1 Perfection Red Cedar. Minimum roof slope 5 in 12, except porches may be 4 in 12. Exposures for 18 inch shingles; 5 inches. Exposures for 16 inch shingles: 4½ inches. Exposures for 24 inch shingles: 7 inches. Nail strips must cover at least 51% of the roof surface.
  - b. Composition shingles of self sealing type, minimum 240 pounds per 100 square feet may be used only with a minimum of ½ inch plywood base.
  - c. Other roofing materials such as slate, tile copper, etc., may be used upon approval of the Building Official.
7. Plywood. All plywood shall be APA grade marked and shall be installed in accordance with the tables for thicknesses and spans from the "American Plywood Association Residential Construction Guide;" but for roofs a minimum span of 16" is required using 3/8 inch plywood and a minimum span of 20 inches is required using ½ inch plywood.
8. Insulation
  - a. Full-thick mineral wool (or equal) batts in attic, minimum 6 inches thickness.
  - b. Full-thick mineral wool (or equal) batts in exterior walls, minimum 3" thickness
9. Plumbing
  - a. Water service and sanitary sewer installation shall conform to the standards established and enforced by the Building Code of the Town of Roman Forest and the standards adopted by the Roman Forest Consolidated Municipal Utility District.
  - b. Gas piping and installation shall comply with the Building Code of the Town of Roman Forest.
  - c. Water service line shall be buried at sufficient depth so as to have a minimum of 12 inches cover after finish grade has been obtained.
10. Air Conditioning. Builder shall obtain from the air conditioning contractor a statement that the equipment and system have been engineered and installed to meet the following minimums:
  - a. Maintain 72o F. inside temperature at 50% relative humidity when outside temperature is 95o F dry bulb, 80 o F. wet bulb.
  - b. Maintain 72o F. inside temperature when the temperature is 20o F. outside.
11. Electrical.
  - a. Shall conform to the standards of Underwriters Laboratories, Inc., the rules and regulations of the National Fire Protection Association, referred to as the "National Electrical Code," and to the applicable provisions of the Building Code of the Town of Roman Forest, except that copper wire only shall be used throughout the entire home.
  - b. A minimum depth of 24 inches shall be maintained for conductors and cables buried directly in the earth. This depth may be reduced to 18 inches provided supplemental protective covering such as a 2 inch concrete pad, metal raceway, pipe, etc., is used.
12. Veneer.
  - a. Bricks must be gas fired and capable of 1500 p.s.i. minimum test.
  - b. Bricks shall be tied to studs every 32 inches horizontally and 16 inches vertically.
  - c. Cold weather: Bricks shall not be laid when air temperature is at or below 40o F. and falling, or if temperature is likely to fall below 40o F. in the next 24 hours.

ORDINANCE 109 BUILDING CODE CONTINUED

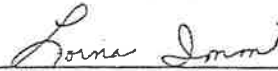
109 E HOME BUILDING REQUIREMENTS CONTINUED.

13. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council in adopting this ordinance that no portion hereof or provision, or regulation contained herein, shall become inoperative or fail by reason of the unconstitutionality of any other portion hereof and all provisions of this ordinance are declared to be severable for that purpose.
14. All of the provisions of the Building Code of the Town of Roman Forest, Texas, herein adopted, shall be in full force and effect from and after the 5th day of May, 1976.

PASSED THIS 5th DAY OF May, 1976.

APPROVED THIS 5th DAY OF May, 1976.

TOWN SECRETARY

  
LORNA DDM - MAYOR OF TOWN OF ROMAN FOREST

109 F BUILDING PERMITS AND FEES

- a. Permits required. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure in the town, or cause the same to be done, without first obtaining a separate building permit for each such building or structure from the Building Official.
- b. Application. To obtain a permit the applicant shall first file an application therefor in writing on a form furnished for that purpose. Every application shall:
- (1) Identify and describe the work to be covered by the permit for which the application is made.
  - (2) Describe the land on which the proposed work is to be done, by lot, block, tract, and house and street address, or similar description that will readily identify and definitely locate the proposed building or work;
  - (3) Indicate the use or occupancy for which the proposed work is intended
  - (4) Be accompanied by plans and specifications as required in Subsection (c) of this Section
  - (5) State the valuation of the proposed work
  - (6) Be signed by the permittee, or his authorized agent, who may be required to submit evidence to indicate such authority.
  - (7) Give such other information as reasonably may be required by the Building Official.
- c. Plans and Specifications: With each application for a building permit, and when required by the Building Official for enforcement of any provision of this code, two sets of plans and specifications are to be prepared and designed by an engineer, architect or Qualified Building designer. Plans and specifications should be presented in a professional manner acceptable to the Building Official.
- d. Information on Plans and Specifications. Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and all relevant laws, ordinances, rules, and regulations. The first sheet of each set of plans shall give the house and street address of the work and the name and address of the owner and person who prepared them. Plans shall include a plot plan showing the location of the proposed building and of every existing building on the property. In lieu of detailed specifications, the Building Official may approve references on the plans to a specific section or part of this Code or other Ordinances or

laws. Computations, stress diagrams, and other data sufficient to show the correctness of the plans, shall be submitted when required by the Building Official.

2. a. Issuance. The application, plans and specifications filed by an applicant for a permit shall be checked by the Building Official. Such plans may be reviewed by other departments of the town to check compliance with the laws and ordinances under their jurisdiction. If the Building Official is satisfied that the work described in an application for permit and the plans filed therewith conform to the requirements of this Code and other pertinent laws and ordinances, and that the fee specified has been paid, he shall issue a permit therefor to the applicant.

When the Building Official issued the permit, he shall endorse in writing or stamp on both sets of plans and specifications "APPROVED". Such approved plans and specifications shall not be changed, modified, or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans.

The Building Official may issue a permit for the construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or approved provided adequate information and detailed statements have been filed complying with all pertinent requirements of this Code. The holder of such permit shall proceed at his own risk without assurance that the permit for the entire building or structure will be granted.

- b. Retention of Plans. One set of approved plans, specifications, and computations shall be retained by the Building Official for a period of not less than 90 days from date of completion of the work covered therein, and one set of approved plans and specifications shall be returned to the applicant, which set shall be kept on such building or work site at all time during which the work authorized thereby is in progress.

Plans, submitted for checking, for which no permit is issued, and on which no action is taken by the applicant for 90 days, shall be destroyed unless applicant requests return within the 90 day period. To renew action on said plans, a payment of a new fee shall be required.

- c. Validity. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code. No permit presuming to give authority to violate or cancel the provisions of this Code shall be valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit based upon plans and specifications shall not prevent the Building Official from thereafter requiring the correction of errors in said plans and specifications or from preventing building operations being carried on thereunder when in violation of this Code or of any other ordinance of the city.

- d. Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 90 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced a new permit shall first be obtained so to do, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided, further, that such suspension or abandonment has not exceeded one year.

- e. Suspension or Revocation. The Building Official may, in writing, suspend or revoke a permit issued under provisions of this Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.


3. a. Building Permit Fees. A fee for each building permit shall be paid to the Building Official. The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official. Where work for which a permit is required by this Code is started or proceeded prior to obtaining said permit, the fees above specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

109 F BUILDING PERMITS AND FEES

3. b. Buildings. The following Building Permit Fees shall be required by this Code:
- (1) New Buildings and Additions, Minimum.....\$5.00  
Plus \$0.01 per square foot floor space.
  - (2) Alterations, Minimum.....\$10.00
- c. Plan Check Fees. The Plan Check Fee shall be equal to 10% of the normal Building Permit Fee as set forth in Section F. 3. (b) above. The minimum fee for plan check service shall be \$10.00. The fee shall be paid when the plans are submitted and such fee shall not be refundable, however, such fee shall be allowed as a credit to the Building Permit Fee, provided a permit is obtained within 90 days from plan check approval date.
4. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council in adopting this ordinance that no portion hereof or provision, or regulation contained herein, shall become inoperative or fail by reason of the unconstitutionality of any other portion hereof and all provisions of this ordinance are declared to be severable for that purpose.
5. All of the provisions of the Building Code of the Town of Roman Forest, Texas, herein adopted, shall be in full force and effective from and after the 5th day of May, 19 76.

PASSED THIS 5th DAY OF May 19 76.  
APPROVED THIS 5th DAY OF May 19 76.

TOWN SECRETARY

  
LORNA DAMM - MAYOR TOWN OF ROMAN FOREST

BUILDING CODE

AN ORDINANCE TO AMEND BUILDING CODE ORDINANCES 109B, 109D, 109E and 109F, SAID ORDINANCES BEING A PART OF A CERTAIN ORDINANCE, 109A through 109F, KNOWN AS THE BUILDING CODE OF THE TOWN OF ROMAN FOREST.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ROMAN FOREST, TEXAS:

FOR SECTION B. # 4 Paragraph (b). Delete Paragraph (b). of ORDINANCE 109B.

ORDINANCE 109D. SECTION D. # 2. Delete (b) and (c) and add the following:

- (b) PRE-SLAB INSPECTION
  - (1) Location of forms, as to building set-back lines etc.
  - (2) Slab re-inforcing inspection.
  - (3) Plumbing ground inspection.
- (c) STRUCTURE FRAMING INSPECTION
  - (1) Plumbing rough-in inspection.
  - (2) Electrical rough-in inspection.
  - (3) AC and Heat rough-in inspection.
- (d) BUILDING-FINAL INSPECTION
  - (1) Plumbing-Final inspection.
  - (2) Electrical-Final inspection.
  - (3) AC and Heat-Final inspection.
- (e) A fee will be charged for any additional inspections required other than those stated above.

SECTION D. # 3. Insert the following sentence at the beginning of the paragraph. "Before occupancy of finished structure, all above inspections must be made and approved by the Building Official."

ORDINANCE 109E. SECTION E. # 1. Delete (a) and (b) and replace with the following:

- (a) The minimum construction standards and regulations listed under this Ordinance #109E are in addition to all other applicable sections of the Building Code of Houston, Texas, adopted by the Town of Roman Forest, Texas.
  - (b) Compliance with this Ordinance #109E in no way excuses or exempts home builders from compliance with all other applicable portions of this Building Code and the Deed Restrictions of Roman Forest, Texas. Copies of all Building Code Ordinances and Deed Restrictions are filed with the office of the City Secretary.
- SECTION E. # 5. Paragraph (c) delete.

ORDINANCE 109F. SECTION F. # 1. Delete (c) and replace with:

- (c) Plans and specifications: With each application for a Building Permit, and when required by the Building Official for enforcement of any provisions of this code, two sets of plans and specifications are to be prepared and designed by an engineer, architect or Qualified Designer. Plans and specifications should be presented in a professional manner acceptable to the Building Official.
- (Delete EXCEPTIONS and paragraph 1 and 2 under (c)).

All the provisions of this amendment to the Building Code of the Town of Roman Forest, Texas, hereby adopted, shall be in full force and effect from and after the 13 day of Sept, 19 76.

PASSED this 13 day of Sept, 19 76.

APPROVED this 15 day of Sept, 19 76.

Lorna Imm  
Lorna Imm  
Mayor of the Town of Roman Forest

Attested to by:  
Eric Hubberd  
Eric Hubberd, Secretary of the Town of Roman Forest

ORDINANCE 109 R

BUILDING CODE

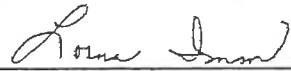
AN ADDITION TO ORDINANCE 109 to establish the following inspection fees as per Sub-section D-2. Inspection fees shall be paid in addition to the Building Permitt Fees as per Sub-section F-3.

PRE SLAB	
STRUCTURE	
FINAL	<del>\$25.00</del>
ELECTRICAL	<del>\$12.50</del>
PLUMBING	<del>\$12.50</del>
ADDITIONAL INSPECTIONS	\$10.00 per inspection

The above inspection fees, hereby adopted by the Town of Roman Forest, Texas, shall be in full force and effective from and after the 14th day of March, 1977.

PASSED this 14th day of March, 1977.

APPROVED this 14th day of March, 1977.



LORNA IMDI  
MAYOR - TOWN OF ROMAN FOREST, TEX.

ATTESTED TO BY:



JUDI BURNETT  
TOWN SECRETARY