Residential Building Inspection Guidelines

City of Leander
Inspections and Permits

Revised March 30, 2020

Preface

The following information has been arranged as a guideline for the construction process for builders and contractors working within the inspection jurisdiction of the City of Leander. Some items are clearly defined within the current City of Leander Ordinance, while others are standard procedures set forth by the Inspections and Permits Division of the City of Leander.

This material is to be used as a guideline only and may not include all circumstances or building practices that occur in the field.

In order to provide for quality, cost effective construction, please familiarize yourself with these guidelines

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MGO Required Inspections

Priority 6

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Priority 8

- Sheathing

Priority 9

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- Electrical Rough
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Priority 11

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Priority 12

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Inspection Descriptions

The City Noise Ordinance considers the construction of any building or structure between the hours of 9:00 p.m. and 7:00 a.m. a nuisance. Please review the noise ordinance in detail on the city's website at www.leandertx.gov.

Layout (uploaded on MGO)
Foundation form boards to be in place and "form survey" to be posted on site and uploaded on MyGovernmentOnline (MGO). String lines shall be allowed to mark property lines if the geographical layout of the property permits. Portable toilet facilities shall be in place for every two adjacent work sites. Trash/building material containers shall be in place for every two work sites if using a "roll off" type dumpster or, every single work site if using a minimum eight foot by eight foot (8' x 8') plywood box, constructed to withstand its purpose. Safety fence shall be in place when construction site is adjacent to a building completed or near completion. Silt fence shall be in place if deemed necessary for erosion control. Tree protection shall be in place. Address posted, visible from the street.

Temporary Electric Loop
The visual inspection of a temporary power pole or pedestal located at the work site, according to the 2014 National Electrical Code.

Water/Sewer Yard Lines
A visual inspection and testing of the building sewer and water service installed from the structure to the utility taps. This inspection requires proper separation of services and burial depths as required by the 2015 International Codes. Sewer line tests shall consist of a ten foot head (10') of water column above the highest fitting. Backwater valves are required on applications deemed necessary by the 2015 International Codes. Water lines do not need to be connected to the water supply lines within the structure. Water meter boxes/vaults shall be properly installed for proper placement of meter(s). Water meter boxes shall not be damaged or missing. Required backflow devices (non-testable dual check, ex: Watts No. 7) and customer shut-off valves shall be in place. Pressure reducing valves shall be in place, if required.

Plumbing Rough
The visual inspection and testing of proper installation according to the current adopted Plumbing Code (2015 International Codes). This inspection requires a water test with a ten foot head (10') of water. Plumbing system shall not be buried or covered.

Engineer's Pre-Pour Report (uploaded on MGO)
This inspection is currently being performed by the Engineer of record for said construction. The Engineer's approved inspection report shall be on site and uploaded on MyGovernmentOnline (MGO). A "foundation letter" from the Engineer of record is required to be submitted on MGO prior to the scheduling of Inspection #4.

Pre-Pour Inspection
The visual inspection and testing of the water distribution lines within the foundation of the structure. The pressure test required for this inspection shall maintain a minimum fifty pounds per square inch (50 psi). All DWV shall remain under water test. This inspection will be performed AFTER the installation of reinforcing rods and/or cables within the foundation area. The Ufer ground shall be in place at time of inspection.

Sheathing
This inspection is a compliance check for the correct exterior sheathing materials as well at the sealing and protection of the exterior envelope prior to any masonry and or lath. At the same time the visual inspection of soffit and covered porches to show compliance of correct framing materials and correct uplift hardware before being covered.

Plumbing Top-Out
Visual inspection and test of the water supply and building drainage system, in accordance with the 2015 International Codes, within the building envelope. The water supply shall maintain a minimum 50 psi gauge test. The DWV shall be water tested above the highest fitting. Tubs/showers shall be tested to the flood rim level and/or overflow drain.

Gas Test (if applicable)
A visual inspection and testing of the gas piping in accordance with the 2015 International Fuel Gas Codes. The inspection requires a minimum 20 psi gauge test with all valves in the open position. Bubble testing shall be required if deemed necessary by the Building Inspector.

Electrical Rough
A visual inspection of the electrical wiring and panel(s) in accordance with the 2014 National Electrical Code.

Mechanical Rough
A visual inspection of the mechanical ducts and equipment in accordance with the 2015 International Mechanical Code.

Frame
A visual inspection of the structural components of the building envelope. The Frame Pack inspection shall be approved prior to the installation of masonry and/or insulation.

Sheetrock
Not currently a required inspection but may be performed if deemed necessary by the Building Inspector. All required fire rated walls shall be inspected by the Building Inspector and/or the Fire Marshal.

Insulation
A visual inspection in accordance with the 2015 International Energy Conservation Codes.

Sidewalk/Driveway Pre-Pour
Please see Detail Sheets attached at the end of these guidelines.

Masonry/Lath/Wall Tie Inspection
The visual inspection of exterior wall materials to make sure it meets masonry requirements on first (1st) floor and second (2nd) floor. Correct number of design features according to the zoning type. Includes wall tie inspection (32 inches horizontally and 24 inches vertically maximum). A second part inspection for lath is also required when felt, stapled/nailed wire, expansion joints, weep screen and appropriate flashing have been installed and is ready for 1st coat.

Permanent Power (Meter Release)
A visual inspection in accordance with the 2008 National Electrical Code. All wiring shall be properly terminated or contained within a covered outlet box prior to the issuance of a permanent electric meter. This inspection may be scheduled any time after the installation of electrical trim components. All equipment and panels (including meter can) shall be properly bonded. Panels shall be labeled

2nd Gas (Meter Release)
The visual inspection and testing of the gas piping system prior to the release of the gas meter. The system shall maintain a minimum 20 psi gauge test. All gas stops shall be in place at this time.

Soil Certificate (uploaded on MGO)
A delivery receipt and a soil analysis report verifying the soil blend meets the ordinance requirements.

Plumbing Final
Visual inspection and testing of the plumbing system in accordance with the 2015 International Plumbing Code. All properties required to discharge to a private sewage disposal system shall have an approved certificate of completion from the County in which the property is located.

Electric Final
Visual inspection and testing of electrical components in accordance with the 2014 National Electrical Code.

Mechanical Final
Visual inspection and testing of mechanical components in accordance with the 2015 International Mechanical Code. Air conditioning start-up is required.

Landscaping
Visual inspection for compliance with the current City of Leander Landscape Ordinance unless your Development Agreement states otherwise. All landscaping shall be completed at the time of Building Final. (Upload final landscape materials invoice prior to scheduling Landscape Inspection) Hardships due to adverse weather conditions may be administered by the Building Official.

Site
Visual inspection for completion of required/necessary components of the property. This shall include, but not limited to, sidewalks, flatwork, site is free of construction debris, etc.

Architectural Inspection
Visual inspection for compliance with the current City of Leander Composite Zoning Ordinance as it relates to enhanced architectural features on garages or design feature requirements for street facing walls composed of more than 90% stucco.

Building Final
Includes visual inspection of the proper completion, allowing for the issuance of a Certificate of Occupancy.

Backflow Prevention
Backflow prevention assembly test and maintenance report is required for all homes on Septic. Use most current TCEQ form.

Energy Compliance Testing (uploaded on MGO)
Test reports need to be compliant with the following:

- A completed Envelope Leakage Test Report
- A completed Duct Leakage Test Report

All inspections must be completed and fees paid prior to the Utility Department switching users on a utility account.

Common Turndowns

LAYOUT

- Form survey not uploaded on MGO
- Trash receptacle not provided
- Safety fence not provided
- Erosion control not in place
- Portable toilet not provided
- Trees not protected

TEMPORARY ELECTRIC LOOP

- Not supported / secure properly
- Ground termination not to code
- Provide 220 A receptacle
- Receptacle(s) not GFCI protected
- Damaged / needs repair
- Missing / not complete
- Not ready

PLUMBING ROUGH

- Buried/covered, unable to inspect
- Provide 10' head of water
- Water test on DWV not holding
- Building drain not sleeved through exterior beam(s)
- Maintain ¼ inch per foot on Branch Lines
- Provide proper bed/fill material
- Clear debris from trench
- Damaged / needs repair
- Missing / not complete
- Not ready

WATER / SEWER YARDLINES

- Separate water and sewer
- Burial depth not to code
- Maintain 1/8 inch per foot
- Provide 10' head on DWV
- Clean trench
- Provide proper bed/fill material
- Pipe not supported properly
- Backflow not installed
- Damaged / needs repair
- Missing / not complete
- Not ready

PRE-POUR

- Air/water test not holding
- Crimped / cut, needs repair
- Unapproved joints in slab
- Copper not sleeved in concrete
- Rough plumbing test not holding
- UFER ground not in place
- Missing / not complete
- Not ready

PLUMBING TOP OUT

- Venting requirements not met
- Water test on DWV not holding
- Air/water test on copper not holding
- Tub drains not open for proper test
- Copper in contact with dissimilar metal
- Gas vents not to code
- Gas test not holding at 20 psi
- Gas piping not protected through masonry
- Pipe not supported or properly secured
- Protect pipe
- Damaged / needs repair
- Missing / not complete
- Not ready

ELECTRICAL ROUGH

- Wire to be in raceway
- Wire damaged, needs repair
- Receptacles spaced greater than 12'
- Nail plates required at studs/plates
- Secure wires in panel
- Aluminum wiring not allowed (per City Ordinance)
- Smoke detector placement not to code
- Stairway lighting not to code
- Wire not supported or properly secured
- Protect wire
- Ground termination not to code
- Missing / not complete
- Not ready

MECHANICAL ROUGH

- Crimped duct
- Duct not properly sealed
- Not supported / secure properly
- Dryer vent not to code
- Vent hood duct not to code
- Exhaust fans not to code
- Plenums not properly sealed
- Combustion air not to code
- Return / supply air too close to gas burning appliance
- Damaged / needs repair
- Missing / not complete
- Not ready

GAS TEST

- Pipe not protected through masonry
- Test not holding at 20 psi
- Damaged / Needs repair
- Not Ready

Common Turndowns

FRAME

- Seal/secure exterior sheathing
- Seal untreated lumber
- Seal/secure exterior penetrations
- Engineered trusses not installed per design
- Provide Engineer's repair detail
- Over cut studs/plates
- Glue/shim headers
- Rafters not to code
- Joist hangers missing
- Double studs where required
- Windows do not meet egress
- Windbrace not to code
- Attic access not to code
- Tempered glass where required
- Stair risers/treads not to code
- Fire block not to code
- Not supported / secure properly
- Masonry requirements not met
- Headers/joists over spanned
- Draft stop not to code
- Provide moisture barrier
- Bottom plates not secured
- Fireplace clearances not met
- Truss hangers / ledgers not to code
- Make site safe and sanitary
- Strap plates / studs
- Nail schedule not to code
- Attic ventilation requirements not met
- Damaged / needs repair
- Missing / not complete
- Not ready

MASONRY

- Incorrect percentage (%) of masonry
- Incorrect number of design features
- Garage standards are not met

SOIL CERTIFICATE

- Soil certificate not uploaded on MGO

PERMANENT POWER

- Wire termination not to code
- Exposed wire
- Fixture / cover plates missing
- Wire not properly secured
- Service equipment not properly bonded

2nd GAS TEST

- Provide 20 psi gauge test
- Gas stub-out not connected to riser
- Damaged pipe / riser
- Not ready

PLUMBING FINAL

- Vent termination not to code
- Paint plumbing vents
- Provide anti-siphon device on hose bibs
- Water heater drain termination not to code
- Water heater not to code
- Drain pan required
- Expansion tank required
- Leak in DWV
- Leak in water supply
- T & P relief not to code
- Gas vents in contact with combustibles
- Copper in contact with dissimilar metal
- Low water pressure
- Water closet / faucets / valves run continuous
- Clean / repair meter box
- Insulate copper
- Private sewage disposal certificate not posted.
- Damaged / needs repair
- Missing / not complete
- Not ready

ELECTRICAL FINAL

- Wire termination not to code
- Smoke detectors not to code
- Smoke detectors beeping or not functioning (low or bad battery)
- ARC fault not to code
- Fixture/cover plates missing
- Stairway illumination not to code
- Wire not properly secured
- Power not on
- Label GFCI's
- Label electrical panel(s)
- Label panel with ground termination locations
- Caulk around exterior devices
- Duplex receptacle not permitted for vent hood
- Wire damaged
- Ground / bond termination not to code
- Provide knock-out plug(s)
- Provide panel cover
- Not ready

MECHANICAL FINAL

- SEER requirements not met
- Programmable thermostat required (Commercial)
- Energy Efficiency requirements not met
- Not supported / secure properly
- Gas vent in contact with combustibles
- Gas vent termination not to code
- Drain pan required

Common Turndowns

MECHANICAL FINAL CONT.

- Condensate drain not to code
- Combustion air not to code
- Dryer vent to code
- Crimped duct
- Raise / level A/C pad
- Protect duct
- Missing / not complete
- Damaged / needs repair
- Not ready

BUILDING FINAL

- Seal/secure exterior penetrations
- Landscape requirements not met
- Flatwork damaged / needs repair
- Clean flatwork
- Clean site/street
- Exterior seal not complete
- Screens missing
- Occupied prior to finals
- Weep holes to be 33” on center
- Maintain 6” clearance from finished floor to grade
- Provide weather strips
- Provide insulation certificate
- Finish yard / grade to drain
- Provide street address
- Provide anti-tip device on range
- Attic access not to code
- Catwalk not to code
- Adjust doors
- Hardware missing
- Provide fire rated attic access
- Address not posted
- Work in progress
- Missing / not complete
- Damaged / needs repair
- Not Ready

Contact Information
City of Leander

Approval of permits by the City of Leander does not exempt you from complying with current or future federal, state, or regional development requirements.

Permits/Building Inspections **P.O. Box 319, Leander, TX 78646-0319** **permits@leandertx.gov**

- Building Official – Linda Alger
  (512) 528-2746
- Commercial Permit Clerk – Carla Woods
  (512) 528-2823
- Commercial Permit Clerk – Angelica Garcia
  (512) 528-2942
- Residential Permit Technician – Shaw Lamontagne
  (512) 528-2815
- Residential Permit Technician – Julie Dominguez
  (512) 528-2752
- Plan Reviewer – Deborah Slocum
  (512) 528-2885
- Plan Reviewer – German Saiz
  (512) 528-2985
- Plan Reviewer – Brenda DiTullio
  (512) 528-2793
- Senior Building Inspector – Al Hamilton
  (512) 528-2744
- Senior Building Inspector – Chris Wheat
  (512) 528-2868
- Senior Building Inspector – Mike Wells
  (512) 528-2867
- Inspector – Chuck Simonovic
  (512) 528-2982
- Inspector – Uriel Villasenor
  (512) 528-2996
- Inspector - Chad McTeer
  (512) 528-2789
- Inspector – Jason Van Leuven
  (512) 528-2869
- Zoning Compliance Inspector – Jason Falconer
  (512) 528-2796
- Zoning Compliance Inspector – Brett Allen
  (512) 528-2794

Fire Department

- Inspection Request Line – for Fire Department Inspections
  (512) 528-2748
- Fire Chief – Billy Westerhausen
  (512) 528-2848
- Fire Marshal – Joshua Davis
  (512) 528-2847
- Code Enforcement Officer – Alma Trevino
  (512) 528-2884
- Code Enforcement Officer – Tonnia Gibbs
  (512) 528-2742

Planning and Community Development	(512) 528-2750
Engineering Department	(512) 259-2766

Contact Information
Outside Entities

MyGovernmentOnline (MGO)
(866) 957-3764
https://www.mygovernmentonline.org

Private Sewage Facility

- Williamson County OSSF
  (512) 943-3330
- Travis County Septic
  (512) 854-4215

U.S. Department of Energy (ResCheck Form/Information)
www.energycodes.gov

Federal Emergency Management Agency (FEMA)

- Flood Plain Information
  1-800-638-6620

Texas Commission on Environmental Quality (TCEQ), formerly TNRCC

- Drainage Issues
  (512) 239-1000

U.S. Fish & Wildlife Services

- Habitat/Endangered Species and Caves
  (512) 490-4390

Building Permit and Inspection Fees

All permits will have a technology fee/s associated with them.

This list is subject to change. Please refer to the City of Leander Code of Ordinances for the most updated information.

(1) Residential Permits (New Construction)	
Master Plan Review	$50.00 per plan
Plan Review (up to 3000 sq ft)	$50.00 w/o Master - $20 w/ Master (up to 3000 sq ft)
Plan Review (3000 sq ft or greater)	$0.05 per sq ft
Building Permit	$0.15 sq ft (total foundation/floor) ($40 minimum)
Plumbing Permit	$0.15 sq ft (total foundation/floor) ($40 minimum)
Mechanical Permit	$0.15 sq ft (total foundation/floor) ($40 minimum)
Electrical Permit	$0.15 sq ft (total foundation/floor) ($40 minimum)
(2) Residential Permits (Remodel or Additions)	
Plan Review	$50.00
Building Permit	$40.00
Plumbing Permit (If Applicable)	$40.00
Electrical Permit (If Applicable)	$40.00
Mechanical Permit (If Applicable)	$40.00
(3) Manufactured Homes	
Plan Review	$50.00
Building Permit	$0.15 per sq ft
Plumbing Permit	$40.00
Electrical Permit	$40.00
Mechanical Permit	$40.00
(4) Commercial Permits (New Construction)	
Plan Review	$0.13 per sq ft (up to 10000 sq ft)+$50 per 1000 over
Building Permit	$0.15 per sq ft ($40.00 minimum)
Plumbing Permit	$0.15 per sq ft ($40.00 minimum)
Electrical Permit	$0.15 per sq ft ($40.00 minimum)
Mechanical Permit	$0.15 per sq ft ($40.00 minimum)
Flatwork	$0.15 per sq ft ($40.00 minimum)
Temporary Certificate of Occupancy	$40.00
(5) Commercial Permits (Remodel)	
Plan Review	$0.06 per sq ft
Building Permit	$0.15 sq ft (calculated work area) ($40.00 minimum)
Plumbing Permit	$0.15 sq ft (calculated work area) ($40.00 minimum)
Mechanical Permit	$0.15 sq ft (calculated work area) ($40.00 minimum)

Electrical Permit	$0.15 sq ft (calculated work area) ($40.00 minimum)
Flatwork	$0.15 per sq ft ($40.00 minimum)
Temporary Certificate of Occupancy	$40.00

(6) Commercial Shell Building

Plan Review	$0.13 per sq ft – 1st 10,000 sq ft + $50 per 1000 sq ft
Building Permit	$0.15 per sq ft ($40.00 minimum)
Plumbing Permit	$0.05 per linear ft of all lines (excluding fire lines)($40 min)
Electrical Permit	$0.10 per sq ft ($40.00 minimum)
Mechanical Permit (if applicable)	$0.15 per sq ft ($40.00 minimum)
Flatwork	$0.15 per sq ft ($40.00 minimum)

(7) Commercial (New) Lease Space Finish-out

Plan Review	$0.06 per sq ft
Building Permit	$0.15 per sq ft ($40.00 minimum)
Plumbing Permit	$0.10 per sq ft ($40.00 minimum)
Electrical Permit	$0.05 per sq ft ($40.00 minimum)
Mechanical Permit	$100.00
Coolers / Freezers	$40.00 ea
Flatwork	$0.15 per sq ft ($40.00 minimum)
Temporary Certificate of Occupancy	$40.00

(8) Temporary Construction / Sales Trailer

Plan Review	$20.00
Building Permit	$0.15 per sq ft ($40.00 minimum)
Plumbing Permit	$40.00
Electrical Permit	$40.00
Mechanical Permit	$40.00

(9) Accessory Structure Permits

(Includes solar installation, garages, sheds & buildings, decks/patios and covers, pergolas, etc.)

Plan Review	$20.00
Building Permit	$0.15 per sq ft ($40 minimum)
Plumbing Permit (if applicable)	$40.00
Electrical Permit (if applicable)	$40.00

(10) Swimming Pool (Above and In-Ground)

Plan Review	$20.00
Building Permit	$160.00
Electrical Permit	$40.00
Gas Test (if gas heated)	$40.00

(11) Gasoline Storage Permits

Fuel Pumps	$50.00 each
Underground Bulk Storage	$100.00 each

(12) Miscellaneous Building Permits

Mechanical (Stand Alone)	$40.00
Electrical (Stand Alone)	$40.00
Plumbing (Stand Alone)	$40.00
Water Heater Install / Change out	$40.00
Water Softener Install	$40.00
Demolition Permit	$100.00
Driveway Culvert Permit	$100.00
Plan Review	$20.00
Irrigation Plan Review	$20.00
Residential Irrigation plus plan review fee	$50.00
Commercial Irrigation plus plan review fee	$50.00 per backflow device
Sign Permit (including copy changes)	$40.00 or $2.00 per sq ft whichever is greater
Fence Permit	$10.00 (per address)
Garage Sale Permit	No charge
Search Light	$50.00
Structure Move Permit	$55.00
Community Impact Fees	Per Community Impact Fee Ordinance
Tap Fees	Per Water / Wastewater & Tap Fee Ordinance
Water Meter Replacement	$40.00 (plus water meter cost)
Street Cut – Water / Sewer Taps	$750.00 ea
Street Boring / Cut	$100.00 ea
Reinstatement of Expired Permit within 60 days	$40.00
Administration Changes	$25.00
Re-Inspection Fees	$40.00 ea
Outsource Building Plan Review	In accordance with consultant rate, plus City's permit fees

(13) Real Estate Open House Signs

Annual Real Estate Office Registration Fee	$50.00 per office or brokerage
Annual Open House Sign Fee	$5.00 per sign
Sign Recovery Fee	$15.00 per sign if retrieved from the city within 7 days

(14) Misc Fees

Soliciting Permit	Per Peddler/Vendor Ordinance
Return Check Fee	$25.00
Insufficient Fund Fee	$30.00
Technology Fee – Master fee "Parent" on all permits Using MyGovernmentOnline (MGO)	$10.00
Technology Fee – MEP fee "Child" on permits Using MyGovernmentOnline (MGO)	$5.00

NOTES:

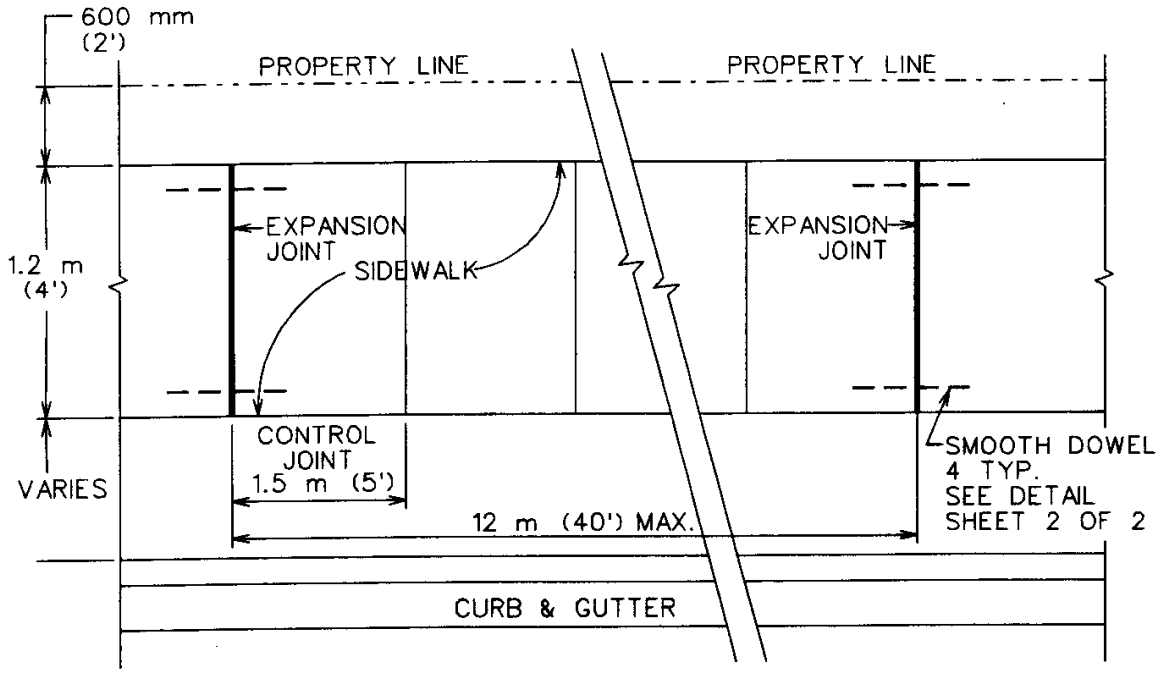
1. Double Permit Fees will be charged for any work started before receiving the permit.
2. A Stop Work Order will be issued on all permits where re-inspection fees of $300 or more are owed.
3. A fee statement will be sent any time a builder owes more than $300 in TOTAL re-inspection fees.

Driveway Specifications

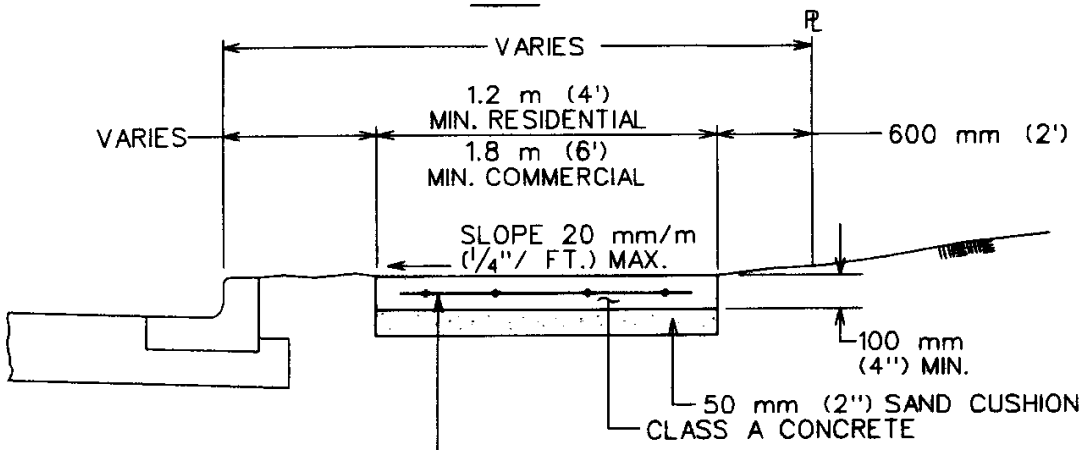
Special Notes:

• *Driveway design and construction must comply with the City of Austin standard specifications (Diagrams provided below) and all other applicable City of Leander ordinances. All traffic control shall be in accordance with the* ***Texas Manual on Uniform Traffic Control Devices.***

• *It is the applicant's responsibility to contact all utility companies for the location of underground utilities. The applicant is responsible for any damage to existing utilities.*



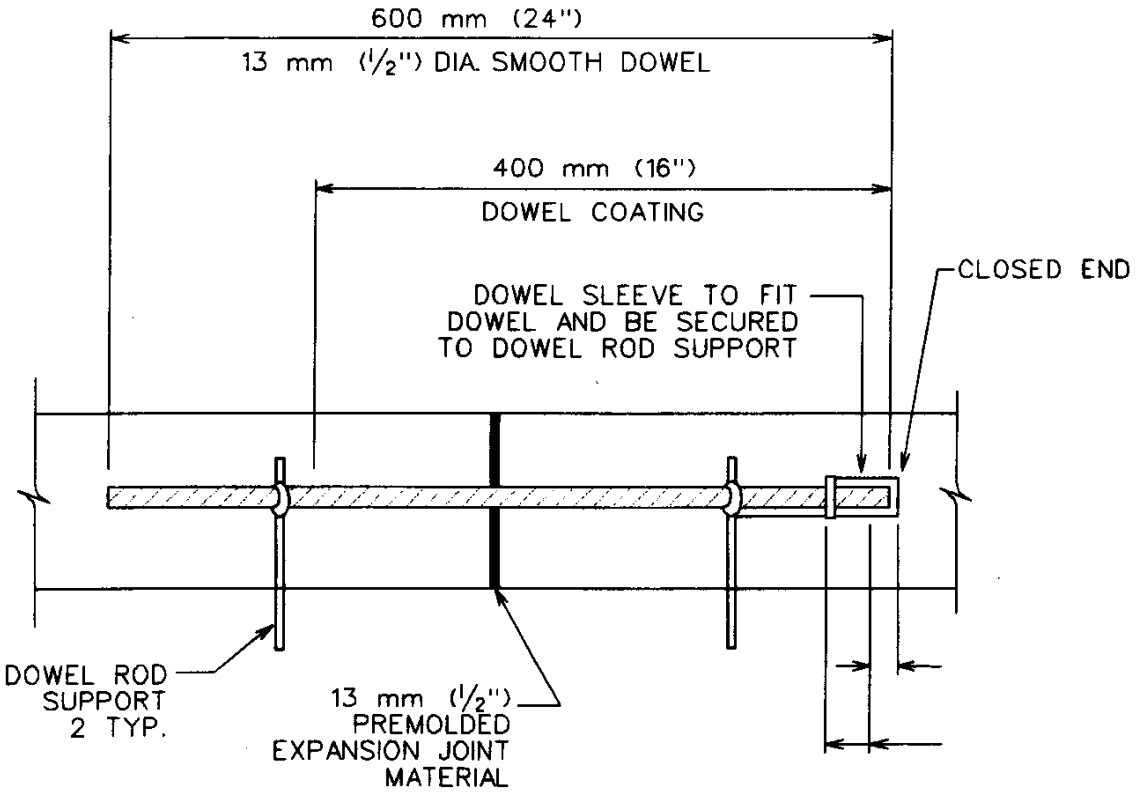
PLAN



POLYPROPYLENE FIBRILLATED FIBERS, OR 150 mm X 150 mm X MW9 X MW9 (6" X 6" X W1.4 X W1.4) WELDED WIRE FABRIC OR ONE LAYER 10M (#3) BARS PLACED NOT MORE THAN 450 mm (18") C.C. BOTH DIRECTIONS.
REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

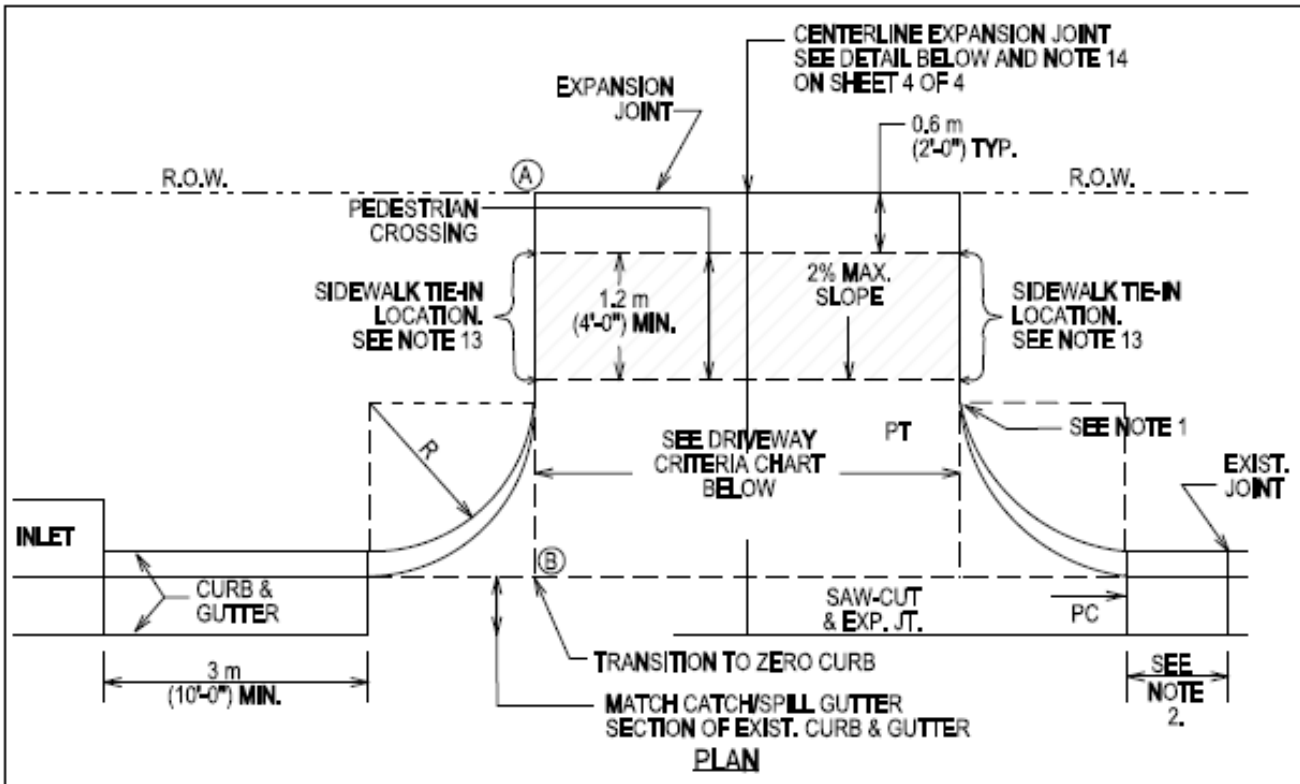
SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3



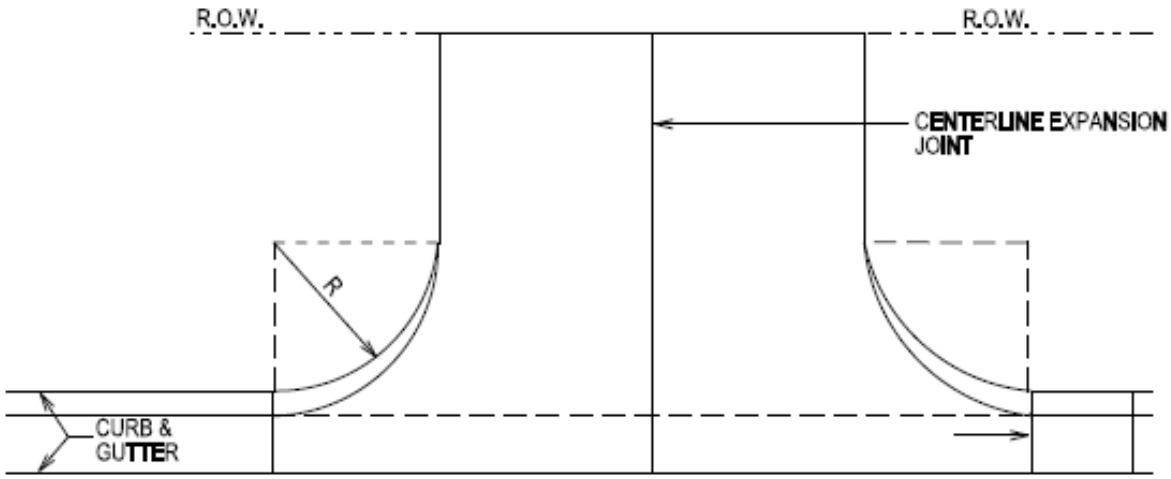
DOWEL DETAIL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



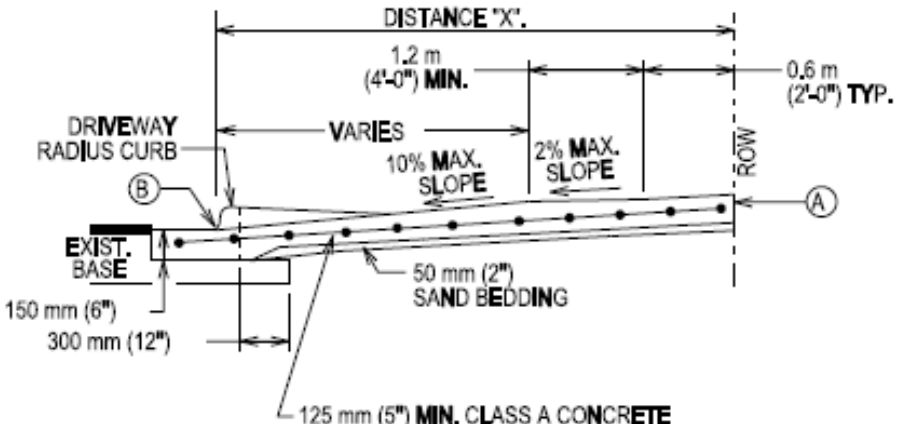
PLAN

NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT Ⓐ ABOVE POINT Ⓑ IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m ($\frac{1}{4}$" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



PLAN

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
RECORD COPY SIGNED BY SAM ANGOORI *10/19/09* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 1 OF 4



125 mm (5") MIN. CLASS A CONCRETE WITH 10M @ 450 mm (#3 @ 18") C.C. OR 150 mm X 150 mm X MW10 X MW10 (6" X 6" X W1.5 X W1.5) MINIMUM.

REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

CROSS SECTION

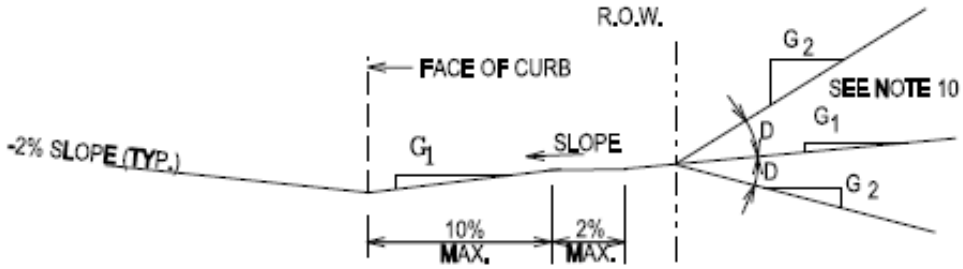
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
RECORD COPY SIGNED BY SAM ANGOORI	*10/19/09* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 2 OF 4

DRIVEWAY CRITERIA	WIDTH METERS (FEET)		
USE	MIN.	*OPT.	MAX.
SIN. FAMILY	3.66 (12)	5.50 (18)	11.80 (25)
DUPLEX	4.56 (15)	5.50 (18)	11.80 (25)
TOWN HOME	4.56 (15)	5.50 (18)	11.80 (25)

*OPTIMUM

RADIUS DIMENSION METERS (FEET)			
USE	MIN.	*OPT.	MAX.
SINGLE FAMILY	1.5 (5)	1.5 (5)	3.0 (10)
DUPLEX	1.5 (5)	2.4 (8)	3.0 (10)
TOWN HOME	1.5 (5)	2.4 (8)	3.0 (10)

*OPTIMUM



ALLOWABLE GRADES

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
RECORD COPY SIGNED BY SAM ANGOORI 10/19/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 3 OF 4

NOTES:

1. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK BEGINNING AT THE RADIUS PC LINE.

2. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH THE DRIVEWAY.

3. IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WAS REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.

4. ALL DRIVEWAYS MUST BE CONSTRUCTED WITHIN THE STREET FRONTAGE OF THE SUBJECT PROPERTY AS DETERMINED BY EXTENDING THE SIDE PROPERTY LINES TO THE CURB.

5. DRIVEWAYS SHALL NOT EXCEED 70% OF A LOTS' STREET FRONTAGE.

6. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60% OF PARCEL FRONTAGE OR 15 METERS (50 FEET); WHICHEVER IS LESS.

7. DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.

8. SINGLE FAMILY LOTS LIMITED TO ONE DRIVEWAY EXCEPT FOR APPROVED SEMICIRCULAR DRIVES.

9. WHEN TWO DRIVEWAYS ARE USED (ONE PER UNIT; TWO MAXIMUM) FOR DUPLEXES AND TOWN HOMES, SINGLE FAMILY STANDARDS SHALL APPLY.

10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 15%. "G1" PLUS "D" SHOULD NOT EXCEED 15%.

11. SEE TRANSPORTATION MANUAL SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.

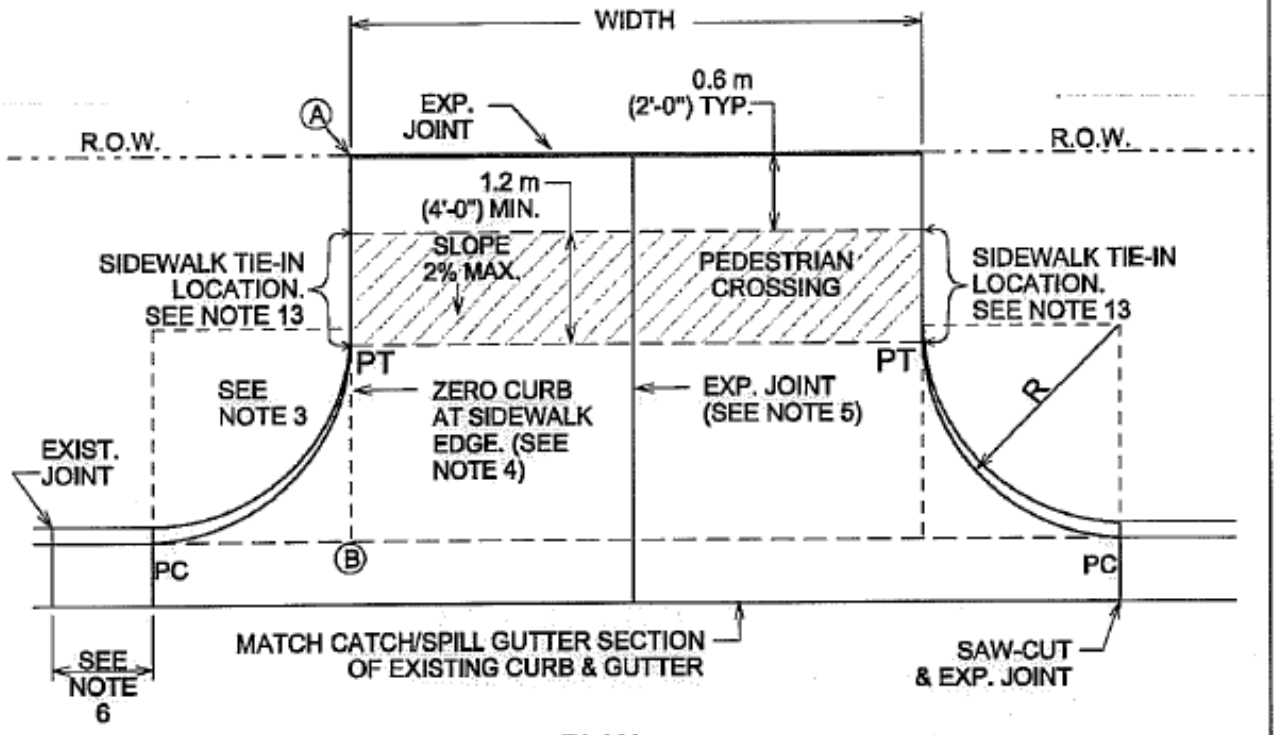
12. USE 12 mm ($\frac{1}{2}$") ASPHALT BOARD, OR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.

13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.

14. PLACE AN EXPANSION JOINT DOWN THE CENTER OF ALL DRIVEWAYS.

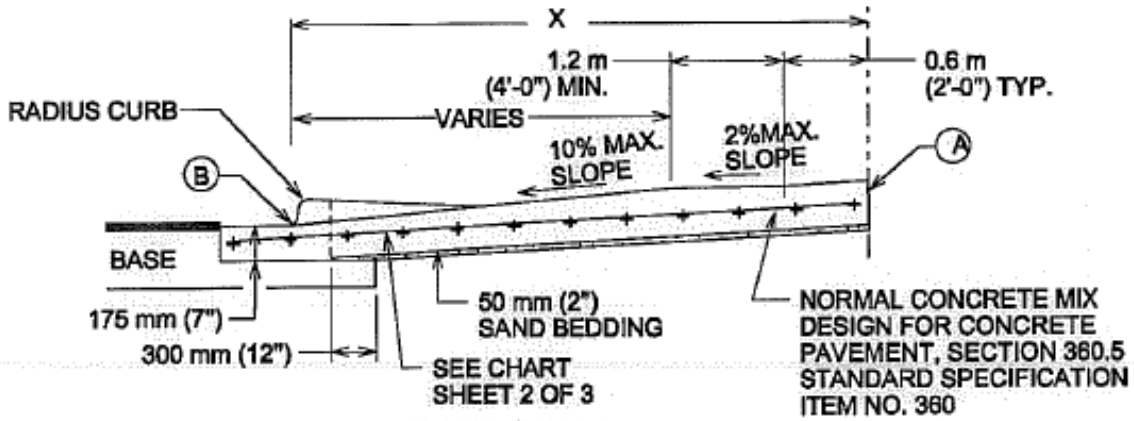
15. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
RECORD COPY SIGNED BY SAM ANGOORI — *10/19/09* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 4 OF 4



PLAN

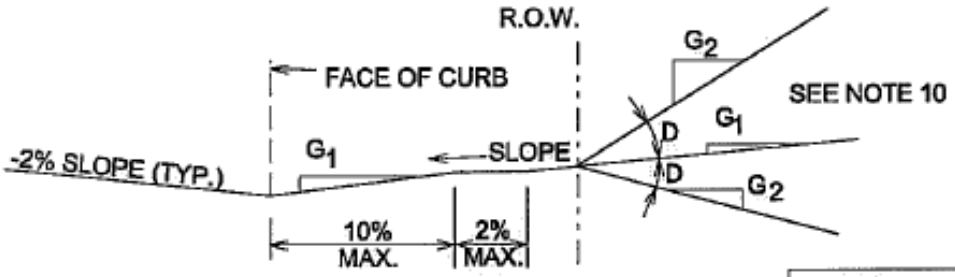
NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m ($\frac{1}{4}$" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE	
	STD.	MAX
>1500	0%	3%
500-1500	3%	6%
<500	6%	15%

NOTES:

1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL. SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET): WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2

Zoning Compliance Inspections

Due to the specific Site, Landscaping and Masonry requirements for each individual Subdivision, please contact Zoning Compliance Officers Jason Falconer at jfalconer@leandertx.gov or Brett Allen at ballen@leandertx.gov for more information.

Section 3. Amendment of Section 3.115, Chapter 3, Code of Ordinances. Section 3.115(d) is hereby amended in its entirety to read as follows:

> (d) Any person who shall occupy or shall authorize another person to occupy a building, or any part thereof, without having received a certificate of occupancy in compliance with herewith, within the city limits shall be deemed guilty of an offense and shall be liable for a fine in accordance with the general penalty provision set forth in Section 1.109 of this code. Each day the violation exists shall constitute a separate offense. Such penalty shall be in addition to all the other remedies provided herein. A person in violation of this Chapter as described in this subsection shall also be liable for an administrative penalty of $100.00 per calendar day that the violation occurs. The City Manager shall conduct a hearing, of which notice shall be given to the person, to determine whether the person is in violation and shall assess the administrative penalty. The City Manager shall make his/her decision on the preponderance of the evidence presented. The person may appeal the City Manager's decision to the municipal court of the City by submitting a written notice of appeal to the City Manager within fifteen days of the City Manager's decision.

Section 4. Conflicting Ordinances. Article 3.000 of Appendix A and Section 3.115(d) of Chapter 3 of the Leander Code of Ordinances are hereby amended in their entirety as provided in this Ordinance. Article 3.000, Appendix A and Section 3.115(d), Chapter 3 of the Leander Code of Ordinances and all ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

A recommended construction inspection sequence follows:

1. Plan your inspection

Obtain and review permit requirements if applicable, site map with BMP locations marked if available, and any other necessary information needed to plan how you will conduct the site inspection. Use the inspection checklist during the inspection. Before entering the construction site, take note of the surroundings and stages of construction. The inspector should begin at a low point and work uphill, making sure to observe all discharge points and any off-site support activities.

2. Inspect perimeter controls

The inspector should examine all perimeter controls (such as silt fences) to determine whether they are adequate for the drainage area they were designed to treat, and that they have been properly installed and maintained. The structural integrity of the BMP should be checked to determine whether portions of the BMP need to be replaced. Slopes and temporary stockpiles should be inspected to determine if sediment and erosion controls are effective; look for tracking of stockpiled materials to other parts of the site.

3. Compare BMPs in the SWPPP with construction site conditions

The City's Stormwater Specialist will conduct this step during a SWP3 audit. Determine whether BMPs are in place as specified in the site plan and evaluate whether those BMPs have been adequately installed and maintained. Document any potential violations and their location and look for areas where additional BMPs are needed that are not specified in the site plan.

4. Inspect site entrances/exits

Inspect the vehicle construction entrance/exit and surrounding streets to determine if there has been excessive tracking of sediment from the site. Look for evidence of additional areas where vehicles are entering or exiting that are not on the site plan and are not stabilized.

5. Inspect sediment controls

Inspect sediment basins and look for signs that sediment has accumulated beyond one-third to one-half the original capacity of the basin. If so, document that maintenance is required.

6. Inspect pollution prevention and good housekeeping practices

Inspect trash areas and material storage and staging areas to ensure that materials are properly maintained and that pollutant sources are not exposed to rainfall or runoff. Where applicable, verify that concrete washouts are being used properly and are correctly sized for the volume of wash water generated at the site. Inspect vehicle/equipment fueling and maintenance areas for the presence of spill control measures and for evidence of leaks or spills.

7. Inspect discharge points and downstream, off-site areas for signs of impact

Inspect all discharge points and downstream areas to determine if erosion and sediment control practices are effective in preventing offsite impacts. Walk down the street if necessary to look for evidence of discharges from the site. This is particularly important in areas with existing curb and gutter. Inspect down-slope catch basins to determine whether they are adequately protected, and identify whether sediment buildup has occurred. The inspector should document any violations or evidence of offsite impacts on the inspection form and with photographs.

Common compliance problems at construction sites

The following compliance problems are commonly found at small construction sites.

Keep these common problems in mind as you conduct inspections

Problem #1 – No temporary or permanent cover

All exposed soil areas must be stabilized no later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Ask the contractor when particular exposed soils were last worked to help you determine if there is compliance.

Problem #2 – No sediment controls on site
The permit requires established sediment control practices (e.g., sediment traps/basins, down-gradient silt fences or sediment barriers, check dams, etc.) on down-gradient perimeters before up-gradient land disturbing activities begin.

Problem #3 – No sediment control for temporary stock piles
Temporary stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters (or curb and gutter systems.)

Problem #4 – No inlet protection
All storm drain inlets that receive a discharge from the construction site must be protected before construction begins, and must be maintained until the site is stabilized. Inlet protection may be removed for a particular inlet if a specific safety concern has been identified.

Problem #5 – No BMPs to minimize vehicle tracking on to the road
Vehicle exits must use BMPs such as stone pads, concrete or steel wash racks, or equivalent systems to prevent vehicle tracking of sediment.

Problem #6 – Sediment on the road
If BMPs are not adequately keeping sediment off the street, then the permit requires tracked sediment to be removed (e.g., street sweeping.)

Problem #7 – Improper solid waste or hazardous materials management
Solid waste must be disposed of properly, and hazardous materials (including oil, gasoline, and paint) must be properly stored (which includes secondary containment.)

Problem #8 – Dewatering at the construction site
Typically dewatering occurs where building footings are being constructed. Have measures been taken to ensure that the pumped discharge is not causing erosion? Is the discharge turbid and if so is it treated before discharging from the site? Has ditching been used to dewater and if so is that water resulting in the discharge of sediment and causing water quality impairments?

Problem #9 – Concrete washout area
All liquid and solid wastes generated by concrete washout operations must be discharged in a properly maintained containment area with no signs of runoff.