



City of Hill Country Village
Residential
Construction/Development Packet

City Hall has developed this Construction/Development Packet to consolidate instructions, the permits required, and zoning rules for construction in the Village.

Please contact City Hall at 494-3671 if you have any questions.

Contents of this packet include the following:

- Page 2. Summary of City codes related to development
- Page 3. Guide to Permits & Inspections
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- Page 5. Building Permit Application
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Summary of City codes related to development

Residential Lots (City Code Sec. 78-16b).

The entire Zoning Code may be viewed online at http://www.hcv.org/code_of_ordinances.htm.

	R-1 (Less than 4.5 acres)	R-2 (4.5 acres and up)
Setbacks	Front: 50 feet Side and rear: 25 feet	Front: 100 feet Side and rear: 50 feet
House size	May not be less than 1800 square feet	
Height	May not be more than 30 feet or two stories	
Outbuildings (detached)	A dwelling may also include the customary outbuildings: one barn, pool cabana not suitable for habitation, tool storage, workshop or studio area without plumbing, along with private garages and/or a carport to accommodate as many as five vehicles in the R-1 Residential District and seven vehicles in the R-2 Residential District.	
Servants' or Extended Family Quarters	Servants' quarters may not exceed 1,000 square feet in gross floor area, and may not be rented to anyone except domestic servants who are employed on the property full-time. Extended family quarters are not to exceed 1,000 square feet and are permitted for family use only; these quarters are not to be used for rentals.	
	In the R-1 District, a separate building for servants' or extended family quarters shall not be permitted, but servants' or extended family quarters may be attached to the main dwelling unit.	In the R-2 District, servants' or extended family quarters may be a separate building and they may be on one level above a garage, but such building may not exceed 30 feet in height. In any case, the architectural character of the servants' or extended family quarters shall be compatible with that of the main dwelling unit on the same lot.
Percentage of land coverage	Structures shall not exceed 30% of total ground area of a lot	Structures shall not exceed 20% of total ground area of a lot
Miscellaneous	TV Satellite dishes shall be situated to the rear of the residence. Driveway gates shall be set back a minimum of 8 feet inside the property line.	

Guide to Permits & Inspections

This is a guide to required permits and inspections. The following covers most situations regarding work requiring permits and necessary inspections.

Building/Construction	<ol style="list-style-type: none">1. New structures including a residence, garage, greenhouse, fence, barn, sauna, swimming pool, storage building, workshop, tennis court, outdoor play set, etc.2. Structural changes to existing structures, including interior and/or exterior walls, window additions and change-outs, 25% or more of roof areas, add-ons, etc.
Air Conditioning & Heating	<ol style="list-style-type: none">1. New installations2. Replacement or modification of existing systems.
Electrical	<ol style="list-style-type: none">1. New installations.2. Modifications to existing systems.3. Meter change outs or upgrades.
Plumbing	<ol style="list-style-type: none">1. New installations.2. Modifications to existing systems.3. Gas work of any kind.
Septic & Sewer	<ol style="list-style-type: none">1. New installations.2. Modifications to existing systems, including tie-ins as a result of changes to a residence.

Failure to obtain a permit prior to beginning construction:

First offense: triple the permit fee.

Second offense: quadruple the permit fee.

The Building Inspector will call the applicant with the price when the permit is approved and ready to be picked up at City Hall.

Inspections

Monday through Friday. Call 494-3671, ext. 25, at least 24 hours in advance. Leave address, type of inspection, permit number, contact name, and phone number.

Required inspections include:

Temporary meter loop (TML)

Plumbing rough-in (sleeve all PVC that will be encased in concrete)

Foundation with in-slab plumbing (sleeve all copper in slab)

Framing, prior to insulation (provide insulation certification letter to city) –

includes: plumbing top-out, electrical rough-in, HVAC rough-in, framing.

Final – includes: plumbing final, electrical final, HVAC final, building final.

Guide to Plan Submittal

This is a guide to plan submittal to obtain a building permit.
The following covers most situations regarding plan submittal:

When making application for a building permit please submit the following:

Residential

1. Site plan showing the proposed location of all work. If a remodel, show location of existing structures and the septic system layout.
2. Foundation plan, designed and sealed by a structural engineer.
3. Floor plans and elevations.
4. Electrical and plumbing layout (may be included as a part of the floor plan).
5. Heating and air conditioning layout.
6. Construction detail sheet showing building materials, insulation, window construction, masonry, etc.
7. Certification that proposed construction will meet the current energy code (REScheck).

All work is to be performed according to the 2003 Editions of the International Code series (see adopting ordinance for amendments and exceptions). The Building Inspector will call the applicant with the price when the permit is approved and ready to be picked up at City Hall.

Allow a minimum of 10 working days for plan review.

Building Permit Application

City of Hill Country Village
116 Aspen Lane
San Antonio, Texas 78232
Phone (210) 494-3671 Fax (210) 490-8645

Permit # _____
Fee \$ _____
Receipt # _____
Date Paid _____
Rec'd by _____

New Business? Yes No If so, use? _____

Business remodel? Yes No If yes, what percent is being remodeled? _____*

*Remodeling of 50% or more may prompt changes in allowed signage, fire protection equipment requirements, or compliance with other current codes.

Start date _____ End date _____

Job Site Address _____

Property Owner's Name _____ Phone _____

Contractor (Business) Name _____

Contractor (Business) Address _____

Phone _____ Cellular _____

Construction Value \$ _____ TRCC # _____
(required for new homes/remodels)

Briefly describe work to be done: (New home, remodel, roof, etc.)

HVAC Contractor _____ Phone _____

Electrical Contractor _____ Phone _____

Plumbing Contractor _____ Phone _____

If work is begun before obtaining a permit, above fees are tripled
Second and subsequent violations within two years, above fees are quadrupled

All work is to be done according to the International Residential Code, One and Two Family Dwellings, 2003 Edition, and the Codes of the City of Hill Country Village.

Work must begin within 90 days of obtaining a permit and may not cease for a period of more than 90 days or the permit becomes invalid.

Signature of Applicant _____ Date _____

Please print Applicant's name _____

Building Inspector _____ Date _____

Fire Marshal (if necessary) _____ Date _____

Revised 1/13/09 Call 494-3671 between 8:30 a.m. and 4:30 p.m. for next day inspections. You must have your permit number. Permit must be posted at job site, visible from the street.

Building Permit Application

GUIDE TO PLAN SUBMITTAL TO OBTAIN A BUILDING PERMIT.

The following covers **most** situations regarding plan submittal.

When making application for a building permit, please submit the following:

Residential (New and remodel)

1. Site plan showing the proposed location of all work. If a remodel, show location of existing structures and the septic system location and layout.
2. Foundation plan. Designed and sealed by a structural engineer.
3. Floor plan and elevations.
4. Electrical and plumbing layout (may be included as part of the floor plan).
5. Heating and air conditioning layout.
6. Construction detail sheet showing building materials, insulation, window construction, masonry, etc.
7. Certification that proposed construction will meet the current energy code (Rescheck or Comcheck).

Commercial

All of the above, plus:

1. TDLR registration number for new construction and remodel work in excess of \$50,000.00 (available online at <http://www.license.state.tx.us/>).
2. An asbestos survey confirming presence or absence of asbestos materials in existing construction.

Allow 10 working days for plan review.

Inspection Requests

- **Call 494-3671**
- **Provide type of inspection, permit number, contact name and phone number (if needed). Inspections will not be processed without this information.**
- **Inspections are usually done between noon and 5:00 the next day. Inspection slips are left on the job.**
- **Reinspection fees are \$75.00 and must be paid prior to the reinspection.**

Required inspections (new construction and remodeling):

1. **Plumbing rough-in**
2. **Foundation**
3. **Frame Out – includes all mechanical rough-ins and gas**
4. **Approach/Flatwork**
5. **Final – includes all mechanical finals and gas**
6. **Special Inspections (as needed)**

Revised 1/13/09 Call 494-3671 between 8:30 a.m. and 4:30 p.m. for next day inspections. You must have your permit number. Permit must be posted at job site, visible from the street.

Electrical Permit Application

City of Hill Country Village
116 Aspen Lane
San Antonio, Texas 78232
Phone (210) 494-3671 Fax (210) 490-8645

Permit # _____
Fee \$ _____
Receipt # _____
Date Paid _____
Rec'd by _____

Job site address _____

Owner's name & phone # _____

Name of company _____ **License #** _____

Company address _____ **Phone #** _____

Construction value \$ _____

Briefly describe work to be done:

If work is begun without obtaining a permit, above fees are tripled

All work is to be done according to the National Electrical Code, 1999 Edition, and the International Building Code, 2003 Edition, and International Residential Code, One and Two Family Dwellings, 2003 Edition.

Applicant name _____

Applicant signature _____ **Date** _____

Building Inspector _____ **Date** _____

Call 494-3671 between 8:30 a.m. and 5:30 p.m. for next day inspections

Plumbing Permit Application

City of Hill Country Village
116 Aspen Lane
San Antonio, Texas 78232
Phone (210) 494-3671 Fax (210) 490-8645

Permit # _____
Fee \$ _____
Receipt # _____
Date Paid _____
Rec'd by _____

Job site address _____

Owner's name & phone # _____

Name of company _____ **License #** _____

Company address _____ **Phone #** _____

Construction value \$ _____

Briefly describe work to be done:

If work is begun without obtaining a permit, above fees are tripled

All work is to be done according to the International Plumbing Code, 2003 Edition, the International Building Code, 2003 Edition, and the International Residential Code, One and Two Family Dwellings, 2003 Edition.

Per Bexar Metropolitan Water District Rule 2006-001: Section 6(b): in-ground irrigation systems installed on and after June 1, 2006 shall be zonal irrigation systems. Section 6(c): Effective June 1, 2006, rain sensors shall be installed and maintained on all irrigation systems equipped with automatic irrigation controllers.

Applicant signature _____ **Date** _____

Building Inspector _____ **Date** _____

Call 494-3671, between 8:30 a.m. and 5:30 p.m. for next day inspections

Heating and Air Conditioning Permit Application

City of Hill Country Village
116 Aspen Lane
San Antonio, Texas 78232
Phone (210) 494-3671 Fax (210) 490-8645

Permit # _____
Fee \$ _____
Receipt # _____
Date Paid _____
Rec'd by _____

Job site address _____

Owner's name & phone # _____

Name of company _____ **License #** _____

Company address _____ **Phone #** _____

Construction value \$ _____

Briefly describe work to be done:

If work is begun without obtaining a permit, above fees are tripled

All work is to be done according to the International Residential Code, 2003 Edition, and the International Building Code, 2003 Edition.

Applicant signature _____ **Date** _____

Building Inspector _____ **Date** _____

Call 494-3671 between 8:30 a.m. and 5:30 p.m. for next day inspections

**ADOPTING THE 2003 INTERNATIONAL CODES WITH
AMENDMENTS, AND REPEALING ORDINANCES
901, 932, AND 943**

WHEREAS, The City of Hill Country Village City Council desires to adopt the Series 2003 International Codes in order to provide and promote the health, safety, and welfare of the City's residents;

WHEREAS, the Series 2003 International Codes may be amended in order to fit the City's needs;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HILL COUNTRY VILLAGE:

Section 1. The Code of Ordinances, Hill Country Village is hereby amended as follows:

1. Section 14-2 of the Code of Ordinances, Hill Country Village, Texas is hereby amended to read as follows:

The 2003 editions of the following codes adopted by City Council on February 16, 2006 are used within the corporate limits of the City of Hill Country Village and its extraterritorial jurisdiction:

- a. International Building Code
- b. International Fire Code
- c. International Residential Code for One and Two Family Dwellings
- d. International Plumbing Code
- e. International Mechanical Code
- f. International Code Council Electrical Code Administrative Provisions

2. Sec. 14-3. Modifications to International Building Code, is hereby amended to read as follows:

(a) Deletions, modifications, or amendments:

Appendix B, "Board of Appeals," is hereby deleted.

Section 112, "Duties and Powers of the Board of Appeals," is hereby renamed "Appeals" and is amended to read as follows:

Appeals of decisions by the building official may be made to the City Administrator and then to the City Council whose decision will be final.

Section 105, "Permits," Section 105.3 "Application for permit," subsection 105.3.2, "Time limitation of application," is amended to read as follows:

An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more

extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and must state good cause.

Section 105, “Permits,” Section 105.3 “Application for permit,” subsection 105.5 “Expiration,” is amended to read as follows:

Every permit issued shall become invalid unless the work on the site is authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and must state good cause.

Section 1503, “Weather Protection,” Section 1503.1 “General,” is amended to read as follows:

Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provisions of this chapter. Roof coverings shall be designed, installed and maintained in accordance with this code and the approved manufacturer’s instructions such that the roof covering shall serve to protect the building or structure. However, wood products such as cedar shake or shingles shall be prohibited.

Section 1612, “Flood Loads,” Section 1612.2 “Definitions,” definition of “Start of Construction” is amended to read as follows:

Start of Construction. The date of permit issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement is within 90 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Permanent construction does not include land preparation (such as clearing, excavation, grading, or filling), or the installation of streets or walkways, or excavation for a basement, footings, piers or foundations, or the erection of temporary forms, or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Section G104, “Permits,” Subsection G104.4, “Expiration,” is amended to read as follows:

A permit shall become invalid if the proposed development is not commenced within 90 days after its issuance, or if the work authorized is suspended or abandoned for a period of 90 days after the work commences. Extensions shall be requested in writing and must state good

cause. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 90 days each.

Section 903, "Automatic Sprinkler Systems," Subsection 903.2 "Where Required," is amended to read as follows:

All permanent commercial buildings shall provide throughout such building an automatic sprinkler system complying with the standards set forth in the edition of NFPA-13, Standards for the Installation of Sprinkler Systems published by the National Fire Protection Association. The sprinkler system design shall meet all requirements promulgated by the state board of insurance prior to the issuance of the certificate of occupancy of this Code

All permanent commercial buildings constructed prior to February 16, 2006, shall comply with the provisions in the preceding paragraph when in the opinion of the building official at least fifty percent of any such building s reconstructed, refurbished, remodeled, restored, altered, changed, or modernized.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building b a wall with a fire-resistance rating of not less than 1 hour and a floor/ceiling assembly with a fire-resistance rating of not less than 2 hours.

Section 907, "Fire Alarm and Detection Systems," Subsection 907.2 "Where required" is amended to read as follows:

An approved manual, automatic or manual and automatic fire alarm system shall be provided in accordance with Sections 907.2.1 through 907.2.3. Where automatic sprinkler protection, installed in accordance with Section 903.3.1.1 or 903.3.1.2, is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA72. Devices, combinations of devices, appliances and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.

Section 3109, "Swimming Pool Enclosures and Safety Devices," is hereby deleted.

3. The Code of Ordinances, Hill Country Village, Texas, is hereby amended by adding a section, to be numbered 14-4; said section to read as follows:

Modifications to International Residential Code

(a) Deletions, modifications, or amendments:

Section R105, "Permits," Section R105.3 "Application for permit," subsection R105.3.2, "Time limitation of application," is amended to read as follows:

An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and must state good cause.

Section R112, "Board of Appeals," is renamed "Appeals" and is amended to read as follows:

Appeals of decisions by the building official may be made to the City Administrator and then to the City Council whose decision will be final.

Section R905.7, "Wood shingles," is hereby deleted.

Section R905.8 "Wood shakes," is hereby deleted.

4. Code of Ordinances, Hill Country Village, Texas, is hereby amended by adding a section, to be numbered 14-5; said section to read as follows:

Modifications to International Fire Code

(a) Deletions, modifications, or amendments:

Section 903, "Automatic Sprinkler Systems," Subsection 903.2 "Where Required," is amended to read as follows:

All permanent commercial buildings shall provide throughout such building an automatic sprinkler system complying with the standards set forth in the edition of NFPA-13, Standards for the Installation of Sprinkler Systems published by the National Fire Protection Association. The sprinkler system design shall meet all requirements promulgated by the state board of insurance prior to the issuance of the certificate of occupancy of this Code

All permanent commercial buildings constructed prior to February 16, 2006, shall comply with the provisions in the preceding paragraph when in the opinion of the building official at least fifty percent of any such

buildings reconstructed, refurbished, remodeled, restored, altered, changed, or modernized.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by a wall with a fire-resistance rating of not less than 1 hour and a floor/ceiling assembly with a fire-resistance rating of not less than 2 hours.

Section 907, “Fire Alarm and Detection Systems,” Subsection 907.2 “Where required – new buildings and structures” is amended to read as follows:

An approved manual, automatic or manual and automatic fire alarm system shall be provided in accordance with Sections 907.2.1 through 907.2.23. Where automatic sprinkler protection, installed in accordance with Section 903.3.1.1 or 903.3.1.2, is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.

Section 907, “Fire Alarm and Detection Systems,” Section 907.2 “Where required – new buildings and structures,” Subsection 907.2.1, “Group A” is amended to read as follows:

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 in Group A occupancies.

Section 907, “Fire Alarm and Detection Systems,” Section 907.2 “Where required – new buildings and structures,” Subsection 907.2.1.1, “System initiation in Group A occupancies with an occupant load of 1,000 or more” is amended to read as follows:

Activation of the fire alarm in Group A occupancies with an occupant load of 1,000 or more shall initiate a signal using an emergency voice/alarm communications system in accordance with NFPA 72.

Exception: Where approved, the prerecorded announcement is allowed to be manually deactivated for a period of time, not to exceed 3 minutes, for the sole purpose of allowing a live voice announcement from an approved, constantly attended location.

Section 907, “Fire Alarm and Detection Systems,” Section 907.2 “Where required – new buildings and structures,” Subsection 907.2.1.2, “Emergency power” is amended to read as follows:

Emergency voice/alarm communications systems shall be provided with an approved emergency power source.

Section 907, “Fire Alarm and Detection Systems,” Section 907.2 “Where required – new buildings and structures,” Subsection 907.2.2, “Group B” is amended to read as follows:

An automatic and manual fire alarm system shall be installed in Group B occupancies.

Section 907, “Fire Alarm and Detection Systems,” Section 907.2 “Where required – new buildings and structures,” Subsection 907.2.3, “Group E” is amended to read as follows:

An automatic and manual fire alarm system shall be installed in Group E occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Section 907, “Fire Alarm and Detection Systems,” Section 907.2 “Where required – new buildings and structures,” Subsection 907.2.4, “Group F” is amended to read as follows:

A manual fire alarm system shall be installed in Group F occupancies that are two or more stories in height and have an occupant load of 500 or more above or below the lowest level of exit discharge.

Exception: Manual fire alarm boxes are not required if the building is equipped throughout with an automatic sprinkler system and the notification appliances will activate upon sprinkler water flow.

Section 907, “Fire Alarm and Detection Systems,” Section 907.2 “Where required – new buildings and structures,” Subsection 907.2.5, “Group H” is amended to read as follows:

A manual fire alarm system shall be installed in Group H-5 occupancies and in occupancies used for the manufacture of organic coatings. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers in accordance with Chapters 37, 39 and 40, respectively, of the *International Fire Code*.

Section 907, “Fire Alarm and Detection Systems,” Section 907.2 “Where required – new buildings and structures,” Subsection 907.2.6, “Group I” is amended to read as follows:

A manual fire alarm system and an automatic fire detection system shall be installed in Group I occupancies. An electrically supervised, automatic smoke detection system shall be provided in waiting areas that are open to corridors.

Exception: Manual fire alarm boxes in patient sleeping areas of Group I-1 and I-2 occupancies shall not be required at exits if located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that travel distances required in Section 907.3.1 are not exceeded.

Section 907, "Fire Alarm and Detection Systems," Section 907.2 "Where required – new buildings and structures," Subsection 907.2.6.1, "Group I-2" is amended to read as follows:

Corridors in nursing homes (both intermediate-care and skilled nursing facilities), detoxification facilities and spaces open to the corridors shall be equipped with an automatic fire detection system.

Exceptions:

1. Corridor smoke detection is not required in smoke compartments that contain patient sleeping rooms where patient sleeping units are provided with smoke detectors that comply with UL 268. Such detectors shall provide a visual display on the corridor side of each patient sleeping unit and an audible and visual alarm at the nursing station attending each unit.
2. Corridor smoke detection is not required in smoke compartments that contain patient sleeping rooms where patient sleeping unit doors are equipped with automatic door-closing devices with integral smoke detectors on the unit sides installed in accordance with their listing, provided that the integral detectors perform the required alerting function.

Section 907, "Fire Alarm and Detection Systems," Section 907.2 "Where required – new buildings and structures," Subsection 907.2.6.2, "Group I-3" is amended to read as follows:

Group I-3 occupancies shall be equipped with a manual and automatic fire alarm system installed for alerting staff.

Section 907, "Fire Alarm and Detection Systems," Section 907.2 "Where required – new buildings and structures," Subsection 907.2.6.2.1, "System initiation" is amended to read as follows:

Actuation of an automatic fire-extinguishing system, a manual fire alarm box or a fire detector shall initiate an approved fire alarm signal which automatically notifies staff. Presignal systems shall not be used.

Section 907, "Fire Alarm and Detection Systems," Section 907.2 "Where required – new buildings and structures," Subsection 907.2.6.2.2, "Manual fire alarm boxes" is amended to read as follows:

Manual fire alarm boxes are not required to be located in accordance with Section 907.3 where the fire alarm boxes are provided at staff-attended locations having direct supervision over areas where manual fire alarm boxes have been omitted. Manual fire alarm boxes shall be permitted to be locked in areas occupied by detainees, provided that staff members are

present within the subject area and have keys readily available to operate the manual fire alarm boxes.

Section 907, "Fire Alarm and Detection Systems," Section 907.2 "Where required – new buildings and structures," Subsection 907.2.6.2.3, "Smoke detectors" is amended to read as follows:

An approved automatic smoke detection system shall be installed throughout resident housing areas, including sleeping areas and contiguous day rooms, group activity spaces and other common spaces normally accessible to residents.

Exceptions:

1. Other approved smoke detection arrangements providing equivalent protection including, but not limited to, placing detectors in exhaust ducts from cells or behind protective guards listed for the purpose are allowed when necessary to prevent damage or tampering.
2. Sleeping units in Use Conditions 2 and 3.
3. Smoke detectors are not required in sleeping units with four or fewer occupants in smoke compartments that are equipped throughout with an approved automatic sprinkler system.

Section 907, "Fire Alarm and Detection Systems," Section 907.2 "Where required – new buildings and structures," Subsection 907.2.7, "Group M" is amended to read as follows:

An automatic and manual fire alarm system shall be installed in Group M occupancies.

5. Code of Ordinances, Hill Country Village, Texas, is hereby amended by adding a section, to be numbered 14-6; said section to read as follows:

Modifications to ICC Electrical Code Administrative Provisions

(a) Deletions, modifications, or amendments:

Section 402, "Application", Subsection 402.5, "Time limitation of application," is hereby amended to read as follows:

An application for a permit for any proposed work or operation shall be deemed to have been abandoned 90 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section 403, "Conditions," Subsection 403.2, "Expiration," is hereby amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or

abandoned for a period of 90 days after the time the work is commenced. The code official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

6. Code of Ordinances, Hill Country Village, Texas, is hereby amended by adding a section, to be numbered 14-7; said section to read as follows:

Modifications to Chapter 14, Section 14-3, Modifications to the International Building Code, Subsection 14-3 (b) Reference, is hereby amended to read as follows:

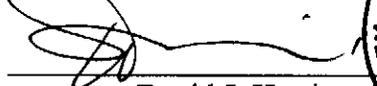
Chapter 14, Section 14-7, Modifications to the International Building Code, Subsection 14-7 Reference

- (1) Whenever the "the governing body" or "local jurisdiction" is referred to in City Code Chapter 14 or in any of the Series 2003 International Codes, it shall be deemed to be referring to the City of Hill Country Village, Texas.
- (2) Whenever the term "authorized building official," or "building official" is referred to in the City Code Chapter 14 or in any of the Series 2003 International Codes, such reference and designation shall be deemed to refer to and describe the City Administrator and/or his/her designee.

Section 2. Ordinances 901, 932, and 943 are hereby repealed and superceded.

PASSED AND APPROVED THIS 9TH DAY OF MARCH 2006.

ATTEST:



David J. Harris
City Administrator
Acting City Secretary





Kirk W. Francis
Mayor

APPROVED AS TO FORM:



Steven Arronge
City Attorney