

ORDINANCE No. 2017-0911- File_____

AN ORDINANCE ADOPTING THE INTERNATIONAL BUILDING CODE 2006, AS THE BUILDING CODE TO BE USED IN/FOR THE CITY OF ROPESVILLE, REPEALING ALL PRIOR BUILDING CODES AND ORDINANCES IN CONFLICT WITH THIS ORDINANCE; THE ORDINANCE WILL ESTABLISH FEES/COST FOR BUILDING PERMITS, AND WILL PROVIDE FOR SERVEABILITY CLAUSE, AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, The City of Ropesville desires to adopt as it's building code one of the greatest uniformity construction standards, and

WHEREAS, a standard is not intended to be used as primary law but as a referenced authoritative resource, and

WHEREAS, A model code establishes minimum quality and performance criteria for the materials and methods regulating the building code, and

WHEREAS, the requirements of this Ordinance take precedence over the standard, and requires the City of Ropesville to adopt the International Building Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ROPESVILLE.

SECTION 1 That, the INTERNATIONAL BUILDING CODE OF 2006 be, and is hereby adopted as the official building code for the City of Ropesville, and

SECTION 2: All prior building codes and all ordinances in conflict with the International Building Code be hereby adopted and repealed.

SECTION 3: there is hereby established a schedule of fees to be collected by the City of Ropesville from all applicable applicants for building permits based upon proposed project cost.

- a) All permit will require the property owner, land owner or designated represented agent (act for) to attend the city council regular meeting to obtain approval of the City Council; for a building permit before any additions, structural changes, or new building, homes, or mobile homes are added to the property. This will include building addition, building changes made on the property inside the city limits of Ropesville.
- b) The owner shall present to the council:
 - 1. The required information to show ownership.
 - 2. Drawings, all drawing shall show obviously marking as building, structure, all water line and sewer lines;
 - 3. The date of the proposed completion.

- c) *All carports, fences, mailboxes and landscape improvements, trees, bushes over 2 feet high, or that will grow to hamper the view of traffic, or will interfere with overhead wiring will require a no fee permit.*
- 1. No car port, fence, or any structure may be placed or built over the property line of the property owner surveyed property. (over the owner's property line onto the city's street right of way.)*
 - 2. No car port, fence maybe built if it hampers the view of traffic.*
 - 3. The car port may not have more than 2 sides enclosed, because this becomes a room, or storage room, or shed and will require a building permit different from the no fee permit.*
- d) *All underground water systems that will require a dig more than 12-inch deep for a ditch to place the water lines will require a no fee permit. (NO FEE)*
- 1. The underground water system for lawn or yard watering will require a separate meter, other than the home, resident or business meter, and shall require backflow prevention equipment.*
- e) *All external structures changes will require a permit. And shall require the property owner to attend the city council meeting for permit approval. Addition(s) to existing structure will require the property owner to show the property line that will include the property markers, and is the owner hall be charges a fee of \$25.00 for inspection. (inspection)*
- f) *All new homes, trailer homes, mobile homes, building, and business, will require a permit with a base charge of \$25.00 for inspection of building site; and will require a building foundation inspection, or site inspection with a fee of \$25.00.*
- g) *All new structures, buildings, homes, mobile homes, business; will require the owner to show the city Council during a regular city council meeting the owner's property line survey markers, including a drawing to show the site of the placement of the structure., the owner will also be required to show the city inspector the property markers, or a survey markers or survey map, and markers. All property owners shall follow the setback rules of the city building codes for the placement of the structure.*

SECTION 4 SEVERABILITY:

If any provision, sentence, clause, phrase or wording of this ordinance shall de declared invalid, UNCONSTITUTIONAL or illegal, for any REASON, such infirmity shall not affect the validity of the remainder of this ordinance, which remainder shall continue in effect.

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SECTION 5: This Ordinance amends all prior building codes or Ordinances of the City of Ropesville, Texas, as well as any other Ordinance to the extent such conflict herewith.

SECTION 6: This Ordinance shall be effective 30 days from the date of its final passage.

SECTION 7: Construction prior to receiving a permit, the owner of said property, or designated authorized person shall be penalized in an amount equal to the cost of the permit.

THE INTERNATIONAL BUILDING CODE 2006,

PASSED AND APPROVED ON THE FIRST READING: 12th DAY OF September, 2017.

PASSED AND APPROVED ON THE SECOND READING: 28th DAY OF September, 2017

THE INTERNATIONAL BUILDING CODE 2006

Brenda Rabel **MAYOR FOR THE CITY OF ROPESVILLE**

Brenda Rabel

ATTEST:

Ofelia Corral **CITY SECRETARY, OFELIA CORRAL**



