

# City of Devine

## Adopted Codes and Building Requirements

This document is not meant to modify any Federal or State laws or City Ordinances. It is intended to be informative and to be used as a guideline. Where circumstances of a particular job differ from these procedures, the decision of the Building Department will prevail.

### **Building Codes**

All Federal, State and local requirements are applicable to projects constructed within the City's jurisdiction whether specifically listed herein or not. The City of Devine, Texas, has adopted the following codes and/or standards regulating building construction.

*2009 International Building Code*  
*2009 International Residential Code*  
*2009 International Fire Code*  
*2009 International Plumbing Code*  
*2009 International Mechanical Code*  
*2009 International Energy Conservation Code*  
*2014 National Electrical Code*

### **Code Amendments**

No amendments or appendices have been adopted for the 2009 editions of the International Building Code, International Residential Code, International Fire Code, International Plumbing Code, International Mechanical Code, or International Energy Conservation Code.

The amendments to the 2014 National Electrical Code are as follows:

No electrical wiring or connectors in any permanent application may be made of aluminum nor of a size smaller than 12 gauge. This applies to all wiring on the customer's side of the electrical meter socket.

### **Residential & Commercial Construction Permits**

Before a construction permit will be issued, all plans and documents related to the permit application must be approved by the Building Department and all applicable fees paid to the City of Devine.

All Contactors performing work within the City of Devine must provide proof of licensure and compliance with applicable state laws (complete Contractor Registration Form).

Starting construction that requires a permit without a permit is subject to the total permitting fees being doubled and may be subject to a fine.

In accordance with State Law, you must call "811" (or DIGTESS directly at 1-800-344-8377) for public utility lines to be located/marked on the property prior to any digging that is 16-inches deep or deeper. The marks are valid for 14-days. (New Buildings, Fences, Swimming Pools, Additions, Mailboxes, Trees, etc.)

## **Inspections**

**Building (Construction) Inspections:** Inspections received by 5:00 p.m. Monday – Friday will be performed the next business day. Inspections related to building construction must be called into Bureau Veritas at (817) 335-8111. Inspection requests can also be faxed to (817) 335-8110. When all inspections are completed, a final inspection shall be made prior to approving the permanent power release. The final inspection must be passed prior to occupancy of building. All issued Permits and any approved plans or documents must be on-site at time of inspection.

**Fire Inspections:** Inspections such as Fire Suppression System Underground Piping and Risers, Fire Suppression Systems (Sprinklers, Standpipes, Hood Suppression, etc.), Hydrostatic Tests, Fire Lanes, Fire Alarms, Commercial Fire Final, and any other fire related inspections must be requested through the City of Devine Code Compliance Department at (830) 663-2804.

**Public Works:** Inspections for driveways, curb cuts, culverts, any streets, sidewalks, or utilities that will be dedicated to the City and for any water or sewer related issues must be requested through the Code Compliance Department at (830) 663-2804.

## **Construction Site**

A temporary property address must be posted at the front of the lot and readable from the street. Permanent street numbers must be displayed before final inspection.

A portable sanitary restroom for your workers **MUST** be on the property until all final inspections are approved.

Construction dumpsters (Roll-off Containers) are available from Alamo 1 (ACI) by contacting them at 1-800-322-5085 or onsite built containment. Due to the City's contract with Alamo 1 (ACI), no other company may provide Roll-off Container Services within the City Limits of Devine. The use of another company for Roll-off Container Services is subject to a fine. Construction area shall be maintained until job completion.

NO construction material, debris, or sanitary restroom facility shall be placed or stored in the public right-of-way or drainage areas at any time.

Erosion control must be in place prior to the first inspection.

