

City of Manvel Building Inspection and Permits

Permits:

A permit shall be obtained before beginning construction, alteration or repairs, other than ordinary repairs. Ordinary repairs are nonstructural repairs and do not include addition to, alteration of, or replacement or relocation of water supply, sewer, drains, gas, vents, or similar piping, electrical wiring, or mechanical work.

Plans:

Plans shall be of sufficient clarity to indicate the nature and extent of the proposed work. Plans shall include a plot plan showing the location of all easements, drainage, adjacent grades, property lines, the proposed building, and of every other building on the property. The design loads shall be clearly indicated on the plans. Foundation plans shall include an engineer's seal and signature.

Codes:

All construction will comply with the adopted building codes and City of Manvel Ordinances*. Current codes are as follows:

- 2003 International Building Codes
- 2003 Residential Code
- 2003 International Plumbing Code
- 2002 National Electric Code
- 2003 International Mechanical Code
- 2000 International Fire Code
- 2000 Fuel and Gas Code
- 2000 IECC (International Energy Conservation Code)

Inspections: **24 HOUR NOTICE MUST BE GIVEN FOR INSPECTIONS**

- Foundation Pier- Inspection will be made after holes are drilled, with reinforcing steel is in place and prior to the placing of concrete.
- Foundation- Inspection shall be made after trenches are excavated; forms are erected, with reinforcing steel in place and prior to placing concrete.
- Concrete Flatwork- Inspections are made after trenches are excavated, forms erected, with reinforcing steel in place and prior to placing concrete.
- Hurricane Clip and Strap- Inspections are made at frame stage prior to covering with sheathing. Note: may accept an approved inspection from a State of Texas Windstorm Inspector or approved Windstorm Engineer. Inspection report must be received before a framing inspection can be approved.
- Plumbing, Electrical and Mechanical rough inspections- Shall be made prior to covering or concealment, before fixtures are set and prior to framing inspection.
- Framing Inspection- Shall be made after the roof, brick ties, all framing, fire blocking, draftstopping and bracing is in place. Framing inspection is made after the plumbing, electrical, and mechanical rough inspections are approved.
- Final Inspection- Shall be made after building is complete and ready for occupancy.

OTHER INSPECTIONS

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| • Electric Meter or Temporary Poles | Demolition |
| • Plumbing Gas Test | Culverts |
| • Manufactured Home Placement | Swimming Pools |
| • Water Wells | Ponds |
| • Septic Systems | HVAC (Heating & Air Conditioning) |

****All Ordinances are available for review at no cost or may be purchased per Resolution 91-R-4****