

CITY OF WEST LAKE HILLS

AMENDMENT NO. 368

AN ORDINANCE AMENDING THE CITY OF WEST LAKE HILLS CONSTRUCTION CODE TO INCLUDE REQUIREMENTS FOR FILING OF CONSTRUCTION SCHEDULES FOR CERTAIN STRUCTURES PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the City Council of the City of West Lake Hills (“City Council”) seeks to make certain clarification and provide greater consistency in the Code of Ordinances (“Code”); and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 211 of Texas Local Government Code, the City Council is authorized to enact Building Regulations; and

WHEREAS, the City Council finds that the requirement for Construction Schedules established by this Amendment are characterized as reasonable; and

WHEREAS, the City Council finds that the requirement for Construction Schedules established by this Amendment will assist the City in inspection of properties during construction projects; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of West Lake Hills to adopt the following rules.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

Chapter 22.03 Construction Code, Division 2 Administration and Enforcement of the City of West Lake Hills' Code of Ordinances is hereby amended to include 22.03.061 to read in accordance with Attachment "A", which is attached hereto and incorporated into this Ordinance for all intents and purposes.

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The city secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the 22nd day of May 2019, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the city council of West Lake Hills, Texas.

CITY OF WEST LAKE HILLS:

by: _____ /s/
Linda Anthony, Mayor

ATTEST:

_____ /s/
Debbie Loesch, Interim City Secretary

City of West Lake Hills

CODE OF ORDINANCES

ARTICLE 22.03 CONSTRUCTION CODE

SECTION 22.03.061: CONSTRUCTION SCHEDULES

- (a) Purpose. The purpose of requiring construction schedules is for informational purposes only for the city to facilitate inspection of construction as allowed by code.
- (b) Construction Schedules Required; exception. It is an offense for any person to perform construction work subject to this section unless the person has submitted a construction schedule at time of building permit application. Construction schedules shall be submitted for each six months that a construction project is ongoing and shall continue to be submitted until the project is completed. A construction project is exempt from this requirement if the project at issue has a valuation of less than \$25,000.
- (c) Construction Schedule shall provide target dates for milestones, which may include, but is not limited to:
 - (1) Foundation pouring;
 - (2) Framing;
 - (3) Installation of sheetrock;
 - (4) Electrical rough-ins;
 - (5) Plumbing rough-ins;
 - (6) Flatwork;
 - (7) Removal of any variance trees;
 - (8) Grading; and
 - (9) All final inspections.
- (d) Upon request, the contractor for the project shall meet with city staff to review the construction schedule.
- (e) The contractor registered by city code for this project must be present at each inspection required by the Building Code as adopted by the city. In some cases, it may be acceptable for the Master Electrician or Master Plumber to be present if the inspections are related to plumbing or electrical.
- (f) Exemptions: The registered contractor is not required to provide a construction schedule under this code if the project is valued at \$200,000 or less and if the project is projected to

be completed in six (6) months or less. If the project is determined to extend past six (6) months after the appropriate permit is issued, a construction schedule shall be required.