

**BUILDING INFORMATION  
CITY OF OAK LEAF, TX**

Updated April 13, 2007

In addition to the International Building Code, the following are required by ordinance in the City of Oak Leaf:

- We adhere to the new Energy Code as adopted by the State of Texas.
- No property may be subdivided.
- All residences are single family dwellings and rooms may not be rented.
- There is an additional charge of \$50.00 for items red-tagged and re-inspected.

**\*\*\*There shall be no erection, including excavation, demolition, alteration or repair work on any building between the hours of 8:00 P.M. and 6:00 A.M.\*\*\***

**ALL ELECTRICAL, PLUMBING AND HVAC SUBCONTRACTORS MUST PRESENT PROOF OF LIABILITY INSURANCE TO CITY HALL AND OBTAIN A LICENCE TO WORK IN OAK LEAF. NO FEE IS CHARGED FOR THIS LICENSE.**

**BUILDER IS RESPONSIBLE FOR CONTACTING THE COUNTY PUBLIC WORKS, TO OBTAIN FLOOD ZONE INFORMATION AND SEPTIC TANK INSPECTION AND PERMIT. ALL CONSTRUCTION WITHIN THE FLOOD HAZARD AREA MUST BE IDENTIFIED ON THE PLAT AND PLANS. BUILDER IS RESPONSIBLE FOR MAKING THIS IDENTIFICATION TO THE CITY.**

**DRIVEWAYS:**

All driveways shall be constructed as follows:

All future driveways shall have access to a public road or public alley and shall consist of four inches (4") of concrete and be reinforced with minimum of three-eighths (3/8<sup>th</sup>) inch rebar or 6X6X6 gauge. Driveways in excess of 100 feet shall have the approach and first 100 feet adjoining the roadway paved in concrete with the remainder in a weather permeable surface consisting of asphalt, chip and seal or 6 inches (6") of gravel with a border. Concrete or corrugated metal pipe, no less than eighteen inches (18") in diameter, except as otherwise approved by the building official, is to be used from the street to the lot with a minimum six inch (6") thick retaining wall on each end of the culvert. The minimum length of culvert shall be sixteen feet (16'). (Ordinance 0308 adopted 10/14/03)

Driveway Width – 9 feet  
Approach Width – 16 feet  
Apron Width – 21 feet  
Material – concrete 4 sack mix

Driveway form work and culvert pipe to be inspected by inspector prior to installation of any concrete.

**SLAB FOUNDATION:**

All slab foundation shall be constructed as follows:

Slab Material – Concrete 5 sack mix  
Slab Thickness – 4 inches  
Reinforcement - #3 bars @ 18" O.C.B.W.  
Fill – 4 granular  
Beams – Exterior – Width: 10" Depth min. 20" or 6" into undisturbed soil  
Beams – Interior – Width 8" – Depth min. 12"

**MASONRY:**

A minimum of 80% masonry exterior walls is required on all new principal dwellings.

**HEATING & COOLING:**

Sec. 3.402:

(a) Approved factory-made air duct installed according to the manufacturers instructions shall be allowed as long as material is sized for proper air flow and as long as all flexible material is fully extended and cut to length without unnecessary bends and turns. Flex duct must be supported no less than every four feet (4') in the horizontal position and no less than every six feet (6') in the vertical position. Ceiling joists shall be an approved method of support for horizontal runs.

Factory-made air duct is only approved for the use intended and shall conform to the requirements of UL 181. All factory-made flex-duct over three feet (3') in length must display a label indicating the manufacturer, the size and the insulation value. Factory made air ducts must not have a flame spread rating greater than 25 nor a smoke density index greater than 50.

(b) Metal duct must be used three feet (3') from the plenum then flex duct is allowed.

**ROOFING:**

Sec. 3.405:

(a) Wood shingles shall not be used within the city limits of the City of Oak Leaf, Texas.

(b) Fiberglass or approved 320 lb. weight shingles or better must be used.

(c) Metal roofing is allowed only if it is 20 lb. Terne Metal or 16 oz. Copper as approved by the building inspector per The International Building Code.

**ELECTRICAL:**

All electrical in the City of Oak Leaf is underground.

**PLUMBING:**

2003 International Plumbing Code: Test: 10' head of water. Run pipe 10' higher than horizontal drain. No section shall be tested with less than 10' head of water.

NOTICE: Senate Bill 587 mandates water conservation by establishing water saving performance standards as follows:

- (a) Flush Tank Water Closets – 1.6 GPM
- (b) Flush Valve Water Closets – 2.0 GPM
- (c) Urinals – 1.0 GPM
- (d) Lavatories 2.2 GPM – 60 psi
- (e) Shower Heads – 2.75 GPM – 80 psi
- (f) Sink Faucet – 2.2 GPM – 60 psi
- (g) Drinking Fountains must be self-closing. An exception to the law provides for specialty fixtures such as emergency eyewashes and handicap showers

**SMOKE DETECTORS:**

A minimum of one (1) smoke detector per floor per 1,000 sq. feet must be installed and in operating condition.

**TIME FACTORS:**

The following time limits shall be effective on all permits:

- (1) New Construction, Residential, Single Family:
  - (a) Building permit – 9 months
  - (b) Residential storage buildings, barns, structures, etc. – 6 months
  - (c) Pools – 6 months
  - (d) Fence – 90 days

All unexpired permits may be extended for a period of 90 days at ½ their original fee.

**FEE SCHEDULE:**

- (a) The schedule of fees as provided for in the fee schedule found in the appendix of this code, shall be charged for permits for the construction of buildings inside the city limits of Oak Leaf, Texas, and for the alteration, addition and repair of existing buildings in the city.

(b) FFA project (annual only) no fee. Temporary structure and pen must be inspected and disposed of at end of project.

(c) Fee at actual cost is required for work involving buildings or structures, the title of which is directly vested in the U.S. Government, State of Texas, Ellis County, City of Oak Leaf or public school districts.

(d) Any construction begun without a permit shall be assessed twice the normal permit fee.

**BUILDING AND CONSTRUCTION RELATED FEES:**

The following schedule of fees shall be charged for permits for the construction of buildings inside the city limits of Oak Leaf, Texas, and for the alteration, addition, and repair of existing buildings in the city.

All contractors must register with the City of Oak Leaf prior to construction permits issued.

(1) All Residential New Construction:

Single-family dwellings based on living area square footage.

Up to 3,000 sq. ft.	\$650.00
3,001 to 4,000 sq. ft.	\$750.00
4,001 to 5,000 sq. ft.	\$850.00
5,001 to 6,000 sq. ft.	\$950.00
6,001 sq. ft. and up	\$1,050.00

The above price includes electrical, plumbing, mechanical and certificate of occupancy.

Re-inspection and additional inspections: \$50.00

(2) Additions and/or Alterations (to existing home):

Up to four hundred (400) sq. ft.	\$225.00
400 sq. ft. to 999 sq. ft.	\$300.00
1,000 sq. ft. and up	\$400.00

**SQUARE FOOTAGE, LOTS, BUILDING LINES:**

Minimum Square Feet for Living Area in Newly Erected Residential Buildings All new home construction have a minimum square footage of two thousand (2,000) square feet of heated and air conditioned living space (exclusive of garage areas), except for the area identified as Willow Creek Farms, which shall have a minimum of two thousand three hundred (2,300) square feet.

Lots: All lots, so far as practicable, shall have the side lines at right angles to the street on which the lot faces, or radial to curved street lines. All lot corners, angle points, points of curves, etc., shall be marked with steel rods or concrete markers securely fastened in the ground. All lots shall have a minimum lot size of one acre (i.e., 43,560 sq. feet), except those lots in the area identified as Willow Creek Farms shall have a minimum lot size of two acres (i.e., 87,120 sq. feet). All lots to be used for construction of a residential building shall have minimum width characteristics as specified in the chart below.

LOT SIZE	MINIMUM LOT WIDTH AT BUILDING LINE
1.00 through 1.49 acres	140 feet
1.50 through 2.24 acres	170 feet
2.25 acres or more	200 feet

Building Lines:

(a) Front dwelling unit building lines shall apply to all lots intended for residential use, and shall provide for a minimum set-back of at least the distance specified in the chart below, as measured from the road right-of-way.

LOT SIZE	MINIMUM FRONT BUILDING LINE FROM ROAD RIGHT-OF-WAY FOR DWELLING UNITS
1.00 through 1.49 acres	40 feet
1.50 through 2.24 acres	60 feet
2.25 acres or more	80 feet

(b) Non-dwelling unit front building lines shall apply to all property and shall provide for a minimum set-back of at least the distance specified in the chart below, as measured from the road right-of-way, but in no case shall be less than 40 feet beyond the existing dwelling unit's front building line.

LOT SIZE	MINIMUM FRONT BUILDING LINE FROM ROAD RIGHT-OF-WAY FOR NON-DWELLING UNITS
1.00 through 1.49 acres	80 feet
1.50 through 2.24 acres	100 feet
2.25 acres or more	120 feet

(c) Side building lines for dwelling units shall apply to all property and shall provide for a minimum set-back of at least the distance specified in the chart below, and must be a minimum of 30 feet from the side street on all corner lots. Side building lines for Non-

dwelling units must be at least 10 feet and must equal that of dwelling units on all corner lots.

LOT SIZE	MINIMUM SIDE BUILDING LINE FROM ROAD RIGHT-OF-WAY FOR DWELLING UNIT
1.00 through 1.49 acres	20 feet
1.50 through 2.24 acres	25 feet
2.25 acres or more	30 feet

Builders and developers are requested to honor the deed restrictions for their respective area in Oak Leaf.