

## ORDINANCE #10-312

IN ACCORDANCE WITH VARIOUS INTERNATIONAL CODES RELATING TO CONSTRUCTION AND INSPECTION ACTIVITIES OF THE CITY OF MASON, TEXAS; ENFORCEMENT OF PERMITS, FEES, CONSTRUCTION PLANS, LICENSES AND CERTIFICATE OF BONDS FROM GENERAL CONTRACTORS, ROOFERS, INSULATORS AND BUILDERS WITHIN THE CORPORATE LIMITS OF THE CITY AND AREAS SERVED BY THE CITY OF MASON AND THIS ORDINANCE WILL BE IN CONJUNCTION WITH ORDINANCE #04-280 AND #04-283 AND THE TEXAS LOCAL GOVERNMENT CODE.

*NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MASON, TEXAS  
CITY COMMISSION:*

### SECTION 1

It is the desire of the City of Mason to adopt, in all respects, the various codes relating to construction and inspection activities of the City of Mason, Texas, and

### SECTION 2 PERMIT REQUIREMENTS/FEES

The City of Mason permit and fees are set forth in the following manner:

- (a) ALL permits are only valid for (1) one year from issue date (ref. Ordinance 04-283, section 3.100(c))
- (b) ALL projects shall be permitted for any square footage increase to the present structure(s) On site. (Ref. Ordinance 04-283, section 4.420(1))
- (c) NO building shall be in any manner constructed, altered, repaired, or remodeled within city limits by a licensed contractor unless a building permit is obtained. (Ref. Ordinance 04-283, section 4.420(1) exceptions see (e) below.
- (d) ALL buildings moved into/within the city limits shall require (1) 950 sq. ft. or larger living space, (2) a building permit and (3) be brought up to city codes by licensed contractors within one (1) year that the permit is issued. (Ref. International Building Code 3410.1)
- (e) Exceptions
  - 1. Building owned by present owner for at least 1(one) year.
  - 2. Building is claimed/validated from Mason County Appraisal District as "Homestead exemption" by present owner.

NOTE: Once established in an ordinance, falls under authority granted by Texas Local Government Code, Title 2, Subtitle D, Chapter 54.

March 14, 2011 City Commission repealed **Section 4** General Contractor License/Bond

### SECTION 3 PLAN CHECKING/FEEES

The proposed construction valuation and construction plan is as stated:

(a) When valuation of a proposed construction exceeds \$250,000 and a construction plan is required to be submitted by this code, the building official shall determine whether or not such plans will be reviewed by himself/herself or his/her department, or by an independent service for code compliance. The building official's determination shall be based upon the size of the project the complexity of the project or the time in which the applicant wishes to complete the project. The building official's determination as to whether or not to have the plans reviewed by an independent service, as well as what service will be used, shall be conclusive.

(b) Upon the building official's determination that the plans will be reviewed by an independent service, the fees charged by such service shall be passed through to the applicant, and shall be paid by the applicant to the City prior the City incurring the same. The building official shall not issue a building permit until all fees are paid.

(c) The fees permitted by this section shall be paid by an applicant in addition to any other fee or assessment provided for any other section of this code. Fees are listed on rate and fee schedule add (Ordinance 05-294, Exhibit A (I) (A), attached).

### SECTION 4 GENERAL CONTRACTOR LICENSE/BOND

~~Every general contractor, roofer, insulator, and builder shall secure a license from and provide a certificate of bond in the amount of not less than 25% of value of the project and/or minimum of \$50,000 \$5,000. to the building official. The license shall expire on December 31<sup>st</sup> of the year in which it is issued. The annual license fee shall be set forth in the rate and fee schedule (Ordinance 05-294, Exhibit A (I)(A), attached). Note: \$200.00 license fee will be added under new item IX. Renewal \$50.00 each year thereafter.~~

### SECTION 5 REFUSAL OF UTILITY CONNECTION

If upon completion the building, electrical, plumbing or mechanical inspector shall find that the building or installation therein fails to comply with existing ordinances, such findings shall be reported to the building official, in which event no utilities shall be connected with nor shall any utility company connect utilities to said building until same is so reconstructed, the installation reinstalled or other correction made in order that the building or installation is in compliance with existing ordinances. (Ref. Ordinance 05-293, sections 2-4)

*Passed and approved this the 12<sup>th</sup> day of April, 2010.*

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Pattie Grote, City Secretary

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Brent Hinckley, Mayor

March 14, 2011 City Commission repealed **Section 4** General Contractor License/Bond