



AMENDED

Ordinance #88-7-18

Amended August 7, 1995, August 17, 1995, November 16, 1999, December 21, 1999,
May 16, 2000, October 17, 2000, October 20, 2004, June 27, 2006, September 21, 2010, May 21, 2013,
August 20, 2019

AN ORDINANCE OF THE CITY OF SAVOY, TEXAS, ESTABLISHING THE REQUIREMENT OF BUILDING PERMITS, BUILDING CODES, AND PERMIT FEES, AND PROVIDING A PENALTY FOR VIOLATIONS.

WHEREAS, because of the past building practices in the City of Savoy, a building guide had to be set. These guidelines are established to protect property owners and prevent damage or blockage of City Property.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SAVOY, TEXAS:

Order of Codes:

Section 1. A building permit shall be required on all buildings and/or extension to buildings in City of Savoy City limits, before building or other construction has started. Building permits can be obtained from City Hall, upon the presentation of a drawing or explanation of said building showing size and location of building and description that is apportioned to said customer's lot or lots.

Section 2. The building inspector must check and approve all building permits and has the right to enter new construction upon proper identification.

Section 2a. All building permits must have a Certificate of Occupancy before a residency can be occupied.

Section 3. Guidelines are as follows: No building or structure shall be closer than ten (10) feet from the side of a lot or lots and will not be built closer than fifteen (15) feet from a city street or five (5) feet from the alleyway, and/or no closer than ten (10) feet from adjoining property lines, unless owners agree in writing and said documents are on file with the City. The City's duly appointed representative must approve prior to construction or placement.

Section 4. There will be no permanent structure build over existing city water or sewer lines or across and/or on city alleys.

Section 5. A customer of water or sewer facilities requesting a water or sewer tap and/or water meter has to wait for city personnel and/or building inspector to get with the customer and decide on an appropriate place for water and sewer taps.

Section 6. Permits are required to build fences in the City of Savoy and must be at least six (6) inches from property lines unless an agreement has been reached with the neighbors for construction on property lines. A drawing along with a signed agreement must accompany the permit and be kept on file with the City. The City's duly appointed representative prior to construction must approve all yard fence material. A fence shall not be installed around or over a water meter. If so, the water service can be discontinued until an agreement is reached with the customer and the City Council.

Section 7. A driveway will not be installed over a water meter. If a customer and/or builder desires a driveway in a location where a water meter is located, he or she will meet with the City Council to reach an agreement on having the meter moved. A driveway will not be installed or used across a drainage ditch without an appropriate culvert being installed.

Section 7a. Street, Sidewalk and Walkway Maintenance: When the City does street maintenance for storm drainage, resurfacing streets, etc., if culverts need to be replaced to provide for proper drainage, the City will replace such culverts at no cost to Citizen and culverts will be replaced as good or better than original.

Section 8. All residential dwellings must have residential skirting or underpinning on all sides of dwelling within ninety (90) days of occupancy.

Section 9. Water lines, wherever possible, will come from under a building on the opposite side from the sewer line. If not possible, the said lines will be at least nine (9) feet apart side to side. The sewer line cannot be placed nine (9) feet below the water line to meet this required distance.

Section 10. Sewer service lines will be no smaller than four (4) inches in diameter.

Section 11. Water meters serviced by the City are City property even though it is installed on customer's property for customer's convenience.

Section 11a. Anyone who tampers with a water meter and/or needing emergency attention from Public Works Department will be charged a minimum of \$200.00 (two hundred dollar) fee for emergency maintenance.

Section 11b. A water cut-off valve will be required when remodeling of dwelling is done. Valve will be placed no more than 2ft. from meter on customer side of meter.

Section 12. There will be no aluminum wire used in wiring buildings. The appropriate size copper wire will be used.

Section 13. A permit is required to move or demolish any building or structure. Any damage to City property is punishable by replacement or repair of property and/or a fine not to exceed \$500.00 (five hundred dollars) per day according to SBCCI.

Section 14. Homes that suffer wind damage or loss by fire will require a building permit before reconstruction can proceed.

Section 15. No permit is required for roof repairs.

Section 16. All accessory buildings, storage and/or outbuildings (temporary or permanent) will be required to have a permit.

Section 17. A remodeling permit is required for changing the exterior of a house.

Section 18. A permit is required before a manufactured and/or modular home can be moved in or out of the City of Savoy.

Section 19. No noxious or offensive trade or activity shall be carried on nor shall anything be done thereon which is an annoyance or nuisance to the adjoining property owners.

Section 20. Buildings or structures defined as unfit for human habitation or hazard to health, safety, or welfare of citizens:

1. All buildings, structures, or premises permitted to exist to constitute a menace to health and safety, including all conditions conducive to the harboring of rats and mice or other disease-carrying animals or insects reasonably calculated to spread disease.
2. Buildings, structures, or premises described in Subsection (1) herein before shall constitute dilapidated, substandard, and unfit for human habitation. Structures and buildings and premises described in Subsection (1) are declared to be a hazard to health, safety, and welfare of citizens are public nuisances and shall be ordered to be vacated, repaired, demolished, or cleanup up.

Section 21. Building Permit Fees are as follows with a time limit on building permits:

BE IT ORDAINED by the City Council of the City of Savoy in a motion made at the August 20, 2019 regular meeting, that effective on this date the Building Permit Fees and Miscellaneous Fees are as follows:

Building Permits and Fees	
Single Family Dwelling with Detached Buildings	\$ 265.00
Manufactured Homes	\$ 125.00
Duplex Dwelling with Detached Buildings	\$ 365.00
Multi-Family Buildings (cost per unit)	\$ 150.00
Detached Buildings and/or structure greater than 150 sq.ft.	\$ 50.00
Detached Buildings and/or structure 150 sq.ft. or less	\$ 15.00
Swimming Pool with fence (in ground)	\$ 100.00
Swimming Pool with fence (above ground), Spa, Hot Tub	\$ 50.00
To erect, alter, replace or relocate a permanent sign	\$ 25.00
Fence Permit (Residential)	\$ 15.00
Fence Permit (Commercial)	\$ 50.00
Certificate of Occupancy (This is included in the Building Permit Fee)	\$ -0-
Moving Permit	\$ 65.00
Demolition Permit	\$ 50.00
Exterior Remodeling/add on Permit	\$ 50.00
Filing fee for appeals to the Planning and Zoning Commission	\$ 500.00

Refunds: There will be no refunds of fees except in the following instances:

1. When it is determined that the permit was issued due to an error by the Building Inspection Department. A full refund may be authorized in the case
2. When it is determined that a permit cannot be legally issued; or
3. When a permit has been issued and no portion of the work has been commenced. The City will retain \$50.00, or the total amount paid if less than \$50.00, in these cases. If the City has already proceeded with their process and the customer does not want to proceed with their plans, no refund will be allowed.

Fee Exemption: No permit fee is required for work involving buildings or structures; the title of which is directly vested in the U.S. Government, the State of Texas, the County of Fannin, the City of Savoy, or the public school districts.

No permit fee is required for commercial business as long as it is zoned for that purpose. If it is not zoned an application and fees must be submitted to the City Secretary for an appeal.

Double Fees: When work for a permit is required and such work is started prior to obtaining such permit, the fees specified herein shall be doubled. The payment of such fees shall not relieve any person from fully complying with the requirements of the applicable codes or ordinances in the execution of the work nor from any other penalties prescribed in such ordinances.

This ordinance shall become effective on the date of its passage and all penalties and authorized fees herein provided shall be charged and collected. Due notice will be given the Citizens of its adoption in accordance with the law.

PASSED AND APPROVED on this the 20th, day of August, 2019.

Steve Perkins, Mayor

ATTEST:

Melissa Rickman, City Secretary