



Building Requirements

City of Red Oak
411 W. Red Oak
Red Oak, TX 75154

This document is not meant to modify any Federal or State laws or City Ordinances. It is intended to be informative and to be used as a guideline. Where circumstances of a particular job differ from these procedures, the decision of the Building Department will prevail.

Building Codes

All Federal, State and local requirements are applicable to projects constructed within the City's jurisdiction whether specifically listed herein or not. The City of Red Oak, Texas, has adopted the following codes regulating building construction.

2003 International Building Code

2003 International Residential Code

2003 International Fire Code

2003 International Plumbing Code

2003 International Mechanical Code

2003 International Energy Conservation Code

2005 National Electrical Code

North Central Texas Council of Government's Regional Code Council amendments

Building Permit

No building or other structure shall be erected, moved, added to, or structurally altered without a building permit issued by the administrative official. No permit for the construction of a building or buildings upon any land shall be issued until a building site has been created by the land being a platted lot appearing on a plat properly approved by the City and filed in the records of the county clerk of Ellis County.

Prior to any permit being issued, a permit application accompanied by plans and documents must be submitted to the City of Red Oak Building Inspection Department and all applicable permit fees paid to the City. All applications must be legible and completely filled out, dated, signed by the General Contractor and include the Mechanical, Electrical, and Plumbing contractor information. Building permit fees are based on valuation of construction of building. Call the City Building Inspection Department for permit fees.

Construction or building without first obtaining a permit is subject to double the permit fee.

All Contactors performing work within the City of Red Oak's jurisdiction must be registered with the City and provide a valid drivers license and state license. A Certificate of Insurance of minimum \$300,000.00 with the address at the bottom of the Certificate to read: City of Red Oak, P O Box 393, Red Oak TX 75154.

The City has established certain regulations pertaining to landscaping to provide standards and criteria for new landscaping and the retention of existing trees. A landscape plan meeting the requirements of the zoning district shall be submitted with building permit application for Commercial projects and approved prior to the issuance of a building permit.

Plan Review

The City will verify submittal documents are complete and forward to Bureau Veritas for Plan Review. Bureau Veritas will contact the applicant directly if additional information and/or documents are required and to discuss any noncompliance or deviation from City zoning and adopted Code requirements.

Inspections

Inspection tags will be placed inside the permit packet by the inspector once the inspection is completed.

Building Inspections – Inspections related to building construction must be called into Bureau Veritas at (877) 837-8775. Inspection requests can also be faxed to (877) 837-8859. Permit packet that includes the approved plans and documents and all inspection tickets must be on site at the time of inspection.

Fire Inspections – Inspections such as Fire Suppression System Underground Risers, Fire Suppression System Hydrostatic Tests, Fire Lanes, Fire Alarms, Commercial Fire Final, and any other fire related inspections must be called into the City of Red Oak Fire Department at (469) 218-7712. Permit packet that includes the approved plans and documents and all inspection tickets must be on site at the time of inspection.

Food Establishments – All food establishment inspections on new and remodel construction will be conducted by a Bureau Veritas Sanitarian. All inspection requests must be called into the City of Red Oak Public Works Department at (972) 576-3414. Permit packet that includes the approved plans and documents and all inspection tickets must be on site at the time of inspection.

Building permit cards will show any special conditions that apply to the structure. This information has been added to assist the builder, field supervisors, and the building inspector.

All final inspections must be passed prior to issuance of certificate of occupancy.

Construction Site

A temporary property address must be posted at the front of the lot and readable from the street. Permanent street numbers must be displayed before final inspection.

A portable sanitary restroom for your workers MUST be on your property until the final inspections are approved.

Construction dumpsters are available from an approved provider, contact City Hall at (972) 617-3638 for information. Construction area shall be maintained until job completion.

NO construction material, debris, or sanitary restroom facility shall be placed or stored in the public right-of-way or drainage areas at any time.

Erosion control must be in place prior to the first inspection.