

BUILDING INSPECTION NEWS

July 2014

ONLINE SERVICES SAVE

Ever found your schedule so busy you can't find time to squeeze in a trip to a nearby Building Inspection office to apply for permits? We have your solution! Dallas offers on-line trade permit applications and inspection requests.

They say that in the construction business, "Time is Money" so we want to help you make the best use of your time.

Online applications can be made at developdallas.dallascityhall.com.

After you have set up your user name and password, you may apply for permits, validate a trade, print a copy of your permit, set up

inspection requests, and view inspection results on this website.

Simple instructions on how to get set up and navigate the Develop Dallas website are easily accessed by clicking [HERE](#) to for the step-by-step guide.



In addition to the contractor services listed above, anyone can go to this website to search for permits or

certificates of occupancy that have been applied for. Searches can be made 1) by date, 2) by project number or 3) by address. The information provided includes (but is not limited to) the applicant, status of

the application, and zoning information. You can view and print a copy of an issued permit or completed certificate of occupancy.

Take a little time today to get set up for these online services. It could save you a lot of time in the future.

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MESSAGE FROM THE BUILDING OFFICIAL



It is our goal to make Dallas Building Inspection the "Gold Standard" for departments in North Texas and across

the nation.

One very important step in reaching this goal is to provide opportunities for industry organizations and other stakeholders to provide input. Our leadership team is turn-

ing out a tremendous number of innovative ideas for improving processes and delivering new services to customers, but we must ensure these improvements are meeting your needs. Joint meetings are regularly held with local contractor associations and other frequent users of our services to get feedback from our end users—you.

You can also participate by volunteering to serve on the Building Inspection Advisory, Examining

and Appeals Board. This Board advises the City Council on code adoptions and amendments. See the Volunteer Opportunities article on Page 3 for more information

I hope you have a safe and prosperous summer!

Larry

Larry V. Holmes
Chief Building Official

SINGLE-FAMILY DWELLING ROOF OVERHANGS VS. THE PROPERTY LINE

By: Chief Building Inspector David Session

Concerning exterior wall and roof overhang protection, the code assumes that an owner has no control over an adjoining property. Thus, the location of buildings on the owner's property relative to the property line – known as the fire separation distance— requires regulation. This is not to be confused with the zoning setback provisions which are not being addressed in this article.

In the Residential Code, fire separation distance is also used to determine the maximum length of roof overhangs or soffits in relation to the property line. Fire separation distance is measured from the face of the building to the property line, centerline of a street or alley, or to an imaginary line between two buildings. The building's location and its roof overhang become especially critical in some Conservation districts or Historic

"...always remember that overhangs cannot extend over the property line..."

districts where the length of roof overhangs may be overemphasized due to the requirements of the district's regulations.

The provisions of Section 302.1 of the International Residential Code yield different results depending on whether they are applied to the main building or a detached garage.

Generally, projections or roof overhangs cannot extend more than 12 inches into an area where openings are prohibited. If openings are planned in a wall, the minimum fire separation distance from the property line to the wall is 3 feet. Walls located less than 3 feet from the property line are not allowed to have openings. Therefore, if we measure 12 inches from the line where openings are first allowed,

the fascia of our roof overhang may be no closer than 2 feet to the property line. In addition, all buildings with projections less than 5 feet from the property line are required to be protected on the underside with 1-hour fire-resistant construction.

On the other hand, Exception 4 of Section 302.1 will allow roof overhangs for detached garages to be closer than 2 feet to the property line. However, the total roof overhang is limited to 4 inches in length. This means that the horizontal measurement from the face of the wall to the face of the fascia is limited to 4 inches.

Finally, it is important to always remember that overhangs cannot extend over the property line and allowances must be made for a gutter or other approved water drainage. Water is not allowed to drain directly

BUILDING INSPECTION MEETS WITH HOME BUILDERS

On June 25th, managers from Dallas Building Inspection and members of the Dallas Builders Association met together to share ideas on how to improve BI services to residential builders and contractors.

These "round-table" discussions with stakeholders have been a great source for ideas to improve our services and provide education for our industry customers as well.



CHIEF'S CORNER

2014 NEC

By Chief Electrical Inspector Larry Heckler

The Texas Electrical Safety and Licensing Act requires the Texas Department of Licensing and Regulation (TDLR) to adopt the revised National Electrical Code (NEC) as the electrical code for the state of Texas. On November 21, 2013, the Texas Commission of Licensing and Regulation, which oversees TDLR, established the 2014 NEC as the "minimum standard" for all electrical

work in Texas covered by the Act.

Beginning September 1, 2014, all examinations for state electrical licenses will be based on the 2014 NEC and any non-exempt electrical work started on or after September 1, 2014 must be installed in accordance with the 2014 NEC.

Following are highlights of some of the most significant changes:

- Expanded use of the Arc-Fault Circuit-Interrupter (AFCI) to include kitchens and laundry areas.
- Expanded use of the Ground Fault Circuit Interrupter (GFCI) to include laundry areas, kitchen dishwasher circuits, receptacles within six feet of any sink, and receptacles installed within six feet of the out-

side edge of a bathtub or shower stall.

- Multi-car garages will require a receptacle outlet for each car space.
- All receptacles installed in a wet location shall have a listed "Extra Duty" hood cover (see photo below).

"...any non-exempt electrical work started on or after September 1, 2014 must be installed in accordance with the 2014 NEC."



Extra Duty Hood Cover

Since Life Safety is #1 in Dallas, our goal is to adopt new codes as soon as possible. We plan to adopt the 2014 NEC in the Fall of 2014.



City of Dallas

The Gold Card Member Program Annual Renewal and Registration



The City of Dallas is excited to host our annual **GOLD CARD MEMBER PROGRAM** Training!
To Qualify for a Gold Card...

1. Individuals must take a two hour course or take a 1 hour renewal course if they are already a Gold Card Member.
2. And must meet the eligibility requirements-

Eligibility Requirements are:

"Applicants" or "Contractors" who have received residential permits with a valuation of ...a minimum of \$1 million in 2013; or ...a minimum of \$500,000 on at least 2 permits in 2013.

-It is recognized that several individuals may apply for permits for a specific contractor. Only those individuals who take the training may receive a Gold Card on behalf of the contractor and must be a member listed on contractor registration.

***What should you do next?-If you meet the eligibility requirements, email your name and contact information to goldcardmembers.dev@dallascityhall.com . Eligibility will be verified and you will be notified by email.**

Benefits

- Priority online appointment setting (a maximum of 2 residential units per Gold Member per day)
- Applicants who drop-off complete application packages by 9 am will be notified of the permit status by 4 pm the same day (a maximum of 1 residential unit per Gold Card Member per day)
- Priority walk-in plan reviews

"Applicants" are defined as those individuals, often referred to as "permit expeditors", who apply for permits and may work independently for multiple contractors. It is recognized that several individuals may apply for permits for a specific contractor. Only those individuals who take the training may receive a Gold Card on behalf of the contractor. Individuals must be a member listed on contractor registration. To see or change members on contractor registration, go to developdallas.dallascityhall.com Those individuals may not utilize the Gold Card to obtain benefits for other contractors unless they hold a Gold Card as an "Applicant".

Training Course Date
Tuesday July 15, 2014
9:00 am -11:00 am new members
9:00 am -10:00 am renewal members
Training Location
Dallas Builders Association
5816 W. Plano Pkwy
Plano, Texas 75093
(972)931-4840
dallasbuilders.com To RSVP and verify eligibility, send email to goldcardmembers.dev@dallascityhall.com

VOLUNTEER OPPORTUNITIES

The City of Dallas is looking for qualified citizens to fill critical volunteer positions on the Building Inspection Advisory, Examining and Appeals Board. This quasi-judicial board advises City Council on all changes to the Dallas construction codes and ordinances and hears appeals of decisions made by the Building Official.

Positions

1. One general building contractor, having at least five years' experience in the construction of commercial buildings.
2. One registered master electrician, having at least five years' active experience as an electrical contractor in electrical construction of residential buildings.
3. One registered master electrician, having at least five years' active experience as an electrical contractor in electrical construction of commercial and industrial buildings.
4. One registered electrician having at least five years active experience as an electrician, who at the time of appointment is not a registered electrical contractor.
5. One person having at least five years' active experience in electrical design or supervision, who is familiar with the require-

ment of the *National Electrical Code* and the rules and regulations of the Oncor Delivery Company, and who may be an employee of Oncor.

6. One registered plumbing contractor having at least five years experience in the installation of plumbing in the construction of residential buildings.
7. One registered plumbing contractor having at least five years experience in the installation of plumbing in the construction of commercial and industrial buildings.
8. One heating, ventilating, and air conditioning contractor having at least five years experience in the installation of mechanical equipment in the construction of residential buildings.
9. One heating, ventilating and air conditioning contractor having at least five years' experience in the installation of mechanical equipment in the construction of commercial and industrial buildings.

If you are interested in serving on this board and are a Dallas citizen meeting the qualifications for one of the positions listed above, please contact Doborah Greenhouse at 214-948-4347.

LOCATION OF GENERATORS

When it comes to location, did you know that back-up generators must meet the same setback requirements as a structure? Additionally, generators may not be placed in an easement. "A problem can occur when a stand-alone electrical permit for the generator is applied for on-line" says Assistant Building Official Ed Dryden. "It can be a real inconvenience for the contractor to relocate it." This situation can be avoided by taking the time to check setbacks and easements for the property ahead of time.

BUILDING INSPECTION

We sincerely intend for this publication to assist you in your business by keeping you informed of changes, improvements, code adoptions and other useful information. This periodical will be published quarterly, or as needed. For more information or suggestions, contact the editor, Annette Wallace, at mary.wallace@dallascityhall.com.

Main Office / Permit Center

320 E. Jefferson Blvd., Room 118
Oak Cliff Municipal Center
214-948-4480 (BI Customer Service)

Northeast Inspection Office

11910 Greenville Ave., Suite 100
214-670-7278

Northwest Inspection Office

7610 N. Stemmons Frwy, Suite 190
214-671-0720

Southeast Inspection Office

725 N. Jim Miller Rd
214-670-8160

Southwest District Office

320 E. Jefferson Blvd., Room 210
214-948-4384

Email

biadmin@dallascityhall.com

Website

http://www.dallascityhall.com/building_inspection