

City of Bunker Hill Village
Pre-Development Meeting
Summary of General Design Standards



Thank you for taking the time to learn about the building requirements of the City of Bunker Hill Village. Every requirement or guideline adopted by the City is the result of a need or desire of the citizens of the city or another governmental agency. We have taken great care to minimize the permit requirements while continuing our duty to provide for the needs of our residents.

MISSION STATEMENT

The Mayor, City Council and Staff of Bunker Hill Village are committed to governing with integrity and fiscal responsibility. We are dedicated to creating a sense of community, ensuring the safety and well-being of our citizens, and preserving our unique character and quality of life so that we can pass on a greater and more beautiful city to future generations.

The Pre-Development Meeting is an effective way to present the building requirements to the building professionals and more importantly, the property owner, the person writing the check. We want you to understand why all of the city's requirements are in place. It is a time when you can ask questions and get answers.

DRAINAGE OVERVIEW

If your project requires that new drainage be installed, the design standards can be a challenge with your first encounter. There is much more detail on drainage later in this document but the following is an overview of the city's development of the drainage ordinance.

The City's drainage requirements are based on a concept called "No Net New". In order to fully understand this concept, some history of the city is required. Several years ago, our first Master Drainage Plan was created. This document was created as a result of more than 300 homes flooding in the city. The goal of our first plan was to create a global roadmap to construct new drainage from all areas of the city and deliver that water to Buffalo Bayou.

Our citizens have invested almost \$20 million to construct the projects of the first Master Drainage Plan. Since the completion of these first drainage projects, Harris County Flood Control, the entity which owns and operates Buffalo Bayou, has restricted any increase in drainage to that waterway. As the city redevelops with new homes and additional runoff generated from new lot coverage, a storage location for the water has to be created. This is why underground detention is required for a project when additional non-permeable coverage is created. The storage is required for the planned addition above what was previously existing, hence the name "No Net New" runoff.

After the first edition of our drainage ordinance was in place, we began seeing an issue with the application of the requirements to the medium and smaller lots of the city. Specifically, when a new home was planned and the required detention was constructed, a substantial cost was encountered later by home owners who wanted to add a new pool, outdoor kitchen or other non-permeable lot coverage project. The additional lot coverage meant that additional underground storm water detention would be required. For lots with an area of 25,000 sf or less, the majority were developing to the maximum allowable non-permeable lot coverage of 45%. So, for these size lots, the drainage ordinance was revised to require all of the detention to be in place at the time of the new home construction. This means that no additional underground detention would be required as new homeowner projects are added. The ultimate required detention would already be in place.

An update to the City's Master Drainage Plan was recently completed to map out future improvements to the City's drainage. As a result, several city storm water detention projects have been completed adding approximately \$4 million in additional drainage improvements. Our partnership with everyone who builds new homes allows us to improve the overall drainage of the city incrementally as each new home is constructed. Our goal is to allow redevelopment to occur without impacting the existing homes and properties.

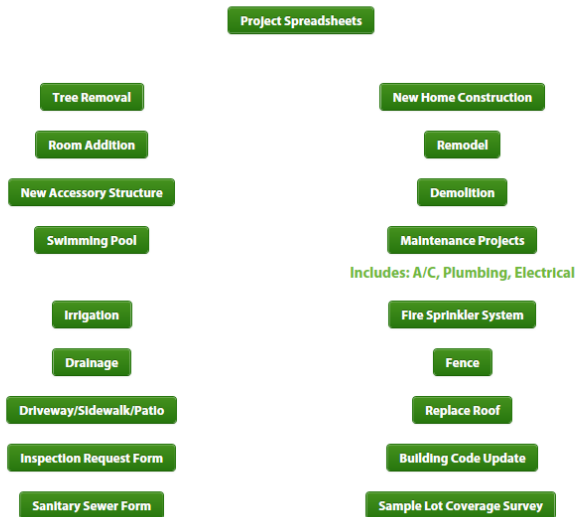
A. GENERAL COMMENTS

Everything presented in the Pre-Development Meeting is available on the city's website of www.bunkerhilltx.gov. Under the "Contractor/Development" heading, choose "Permits and Regulations" to see general guidelines for specific types of projects.

Please pay particular attention to the first green link called "Project Spreadsheet". This is an Excel spreadsheet which provides you with all of the forms you will need to submit your project. These forms require that you complete the first two tabs in order for the rest of the spreadsheet to calculate properly.

Permit & Regulation Requirements

Below you will find the various permits required and regulations for various construction projects.



All of the other green links will provide you with details for each type of project including a check list of all of the documents needed for each kind of project.

*SEE TABS FOR EACH FORM
YOU MUST COMPLETE THE
"START HERE" AND
"APPLICATION" TABS FOR
THE REST OF THE FORMS
TO FUNCTION*

The screenshot shows an Excel spreadsheet with a form titled "Contractor Information". The form fields include:

- Company Name: [Redacted]
- Contact Person: [Redacted]
- Mailing Address: [Redacted]
- City: [Redacted] State: [Redacted] Zip: [Redacted]
- Office Telephone: [Redacted]
- Fax: [Redacted]
- Email: [Redacted]
- Field Contact: [Redacted] Cell: [Redacted]
- If your company has a trade license:
 - Texas License Number: [Redacted] Expiration Date: [Redacted]
 - Name on License: [Redacted]
- Liability Insurance Policy Number: [Redacted] Expiration: [Redacted]

At the bottom of the form, there is a note: "Please request your insurance carrier to fax the required insurance certificate to (713)827-8752. The City of Bunker Hill Village must be shown as a certificate holder. A copy of your applicable state license is also required. A Permit cannot be issued until this information is on file."

The Excel interface shows the "Contractor Information" tab is selected, and the "Start Here" tab is highlighted in the bottom tab bar.

B. Lot Coverage

1. Permeable

a) *Swimming Pools (does not include infinity pools with no freeboard storage)*

b) *Permeable System (see the permeable insert for details)*

c) *Does NOT include grass or mulch or natural areas. Do not list these areas on the spreadsheet.*

2. Non-Permeable

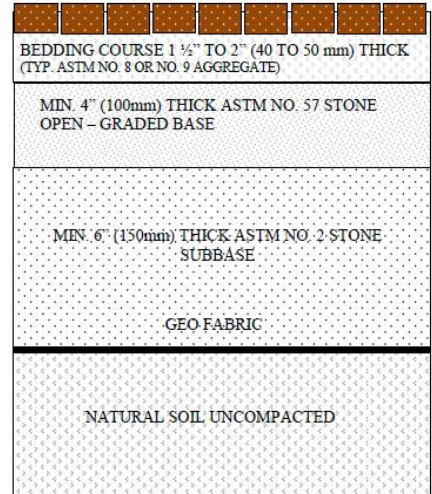
a) *Everything else placed on the lot. Includes gravel, wood decks, concrete, bricks.*

b) *Maximum Non-Permeable coverage is 45.0% of the lot.*

c) *Total Lot Coverage Maximum (Permeable + Non-Permeable) is 55.0% of the lot.*



PERMEABLE PAVERS MIN. 3 1/8" (80mm) THICK



Detention Volume and Lot Coverage Worksheet										
Please complete Red and Blue Areas						Sq Ft	Acres			
ADDRESS: 0						Lot Size:	-	0.000		
ENTER EXISTING CONDITIONS IN RED AREAS					ENTER PROPOSED CONDITIONS IN BLUE					
Existing (Pre-Construction)					Proposed (Post-Construction)					
9	Non-Permeable Lot Coverage (SF)	-	#DIV/0!	-	-	#DIV/0!	-	-	Removed	
10	Non-Permeable to be REMOVED	-	0%	-	-	#DIV/0!	-	-	Added	
11	Non-Permeable to be ADDED (SF)	-	0%	-	-	#DIV/0!	-	-	Added	
12	Net Non-Permeable Lot Coverage	-	#DIV/0!	-	-	#DIV/0!	-	-		
13										
14	Permeable Lot Coverage (SF) ⁽²⁾	-	#DIV/0!	-	-	#DIV/0!	-	-	Removed	
15	Permeable to be REMOVED (SF)	-	#DIV/0!	-	-	#DIV/0!	-	-	Added	
16	Permeable to be ADDED (SF)	-	#DIV/0!	-	-	#DIV/0!	-	-	Added	
17	Net Permeable Lot Coverage (SF)	-	#DIV/0!	-	-	#DIV/0!	-	-		
18										
19	Total Non-Permeable & Permeable Lot Coverage (SF)	-	#DIV/0!	-	-	#DIV/0!	-	-		
20										
21		TC	C (Non-Perm)	C (Perm)	C (Grass)	Non-Perm Increase	Non-Perm Coverage	Total Lot Coverage		
22	Time of Concentration = $10A^{0.2796+15}$	15.00	0.9	0.45	0.20	#DIV/0!	#DIV/0!	#DIV/0!		
23										
24		b	d	e	I					
25	10-Year Rain Event	93.53	18.90	0.7742	6.11					
26	100-Year Rain Event	125.40	21.80	0.7500	8.39					
27										
28										
29		EXISTING (PRE-CONSTRUCTION)			PROPOSED (POST-CONSTRUCTION)					
30		Comp "C"	Total CFS	GPM	Comp "C"	Total CFS	GPM			
31	10-Year Rain Event	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			
32	100-Year Rain Event	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			
33										
34										
35	Notes:	<ul style="list-style-type: none"> *1. Non-Permeable Coverage includes Foundations and/or Roofs, Walkways, Driveways, Pool Decking and Coping, Gravel Areas, Wood Decks. *2. Permeable Coverage includes Pool Water Surface Area and Permeable Paver systems constructed to the city's standards. DO NOT INCLUDE GRASSED AREAS. *3. Max allowable release is based on Existing (Pre-Construction) 10-yr flow. 								
36		Lot Size:	-	Acres						
37		Non-Perm Coverage:	#DIV/0!							
38		Non-Perm Increase:	#DIV/0!							
39		Total Vol Required:	#DIV/0!	Ac-Ft						
40		Total Vol Required:	#DIV/0!	gallons						
41		Total Vol Required:	#DIV/0!	ft ³						
42		Max Release Rate ⁽³⁾ :	#DIV/0!	cfs						
43										
44									10/16/14	

C. Drainage

1. All projects with an increase in non-permeable foot print will be required to address drainage. Particularly any project which has lot grading within 20 feet of a property line.

2. Detention is required for any project in which the net non-permeable lot coverage increase is 200 square feet or more. A Texas Registered Civil Engineer is required to design your system.

Lot Size:	0.552 Acres
Non-Perm Coverage:	36%
Non-Perm Increase:	2%
Total Vol Required:	0.008 Ac-Ft
Total Vol Required:	2,691.518 gallons
Total Vol Required:	359.829 ft ³
Max Release Rate ⁽³⁾ :	1.242 cfs

3. For engineered drainage systems, a \$1,000 review fee is required to be paid at the time the project is submitted for permit review. The City uses an outside engineer to review your drainage design. A \$500 re-submittal fee is required for each additional review required for a drainage project.

4. A Drainage Criteria Manual is available to help your engineer understand how to design your project.

Important Design Points

- Minimum Pipe Size is 6".
- If you choose to design detention as part of the pipe system, you must allocate a portion of the pipe for conveyance that cannot be counted toward any required detention. In other words, you must calculate what amount of the pipe is necessary to meet the 10-year event level of service and then any additional capacity may be used as detention.
- Your collection system design should minimize the lengths of any swales directing water to your planned inlets.
- Inlets and pipe should be designed to empty completely after the rain event. No remaining standing water.
- All required Detention must be below ground.
- Collection system design should be based on a 10-year rain event. Meaning that a 10-year event should be totally enclosed in the collection/detention system. Pools do not count towards detention.
- No overland sheet flow to city ditches, inlets or drainage systems.
- For systems which empty into a ditch, please connect your system to the back of a driveway or sidewalk culvert. This minimizes erosion and allows unobstructed future ditch maintenance.

Section 1. Purpose and Applicability

It is the purpose of this Criteria Manual to preserve and enhance the desirability of our City by requiring careful planning of our City's redevelopment which includes the management of our drainage facilities and storm water while ensuring the owners' rights to utilize and develop their property. In accordance with the City's drainage ordinance, the runoff shall be limited to existing conditions for the 10 and 100 year frequency storm events.

All drainage plans and construction shall meet or exceed the requirements of the City of Bunker Hill Village (hereinafter simply "Bunker Hill") and all other entities having jurisdiction. The goal of this criteria is to provide storm sewer capacity for the 10 year storm event and for the 100 year sheet flow event without increasing the existing condition discharges and not creating adverse impacts to others.

The intent of these drainage standards is to reduce or prevent structural flooding as a result of storm events up to the 100 year storm through the implementation of this criterion in design of storm sewers, roadside ditches, detention facilities, open channels and management of overland (sheet) flow, as well as the individual lot, as singular components or as part of a combined system.

PROPERTY OWNERS RESPONSIBILITY: It shall be the responsibility of each property owner or developer of property whether an individual lot, multiple lots, block or development to design and maintain the drainage of such property without adversely affecting the existing drainage patterns of adjacent property owners or developers, and the City's drainage system. The purpose is to prevent damage by overflow of water onto adjacent landowners caused either by direct diversion of water on the adjoining land or by the failure to adequately accommodate existing drainage patterns.

The attached *Drainage / Detention Analysis Flow Chart* provides the outline of the level of drainage and/or detention evaluations necessary for all construction activity within the City. All development with an increase in impervious cover will require preparation of a *Detention Summary Worksheet* to determine the need for onsite detention volume, and all development that includes re-grading of the existing natural ground within 20-feet of the property lot line shall require preparation of an *Impact Analysis*.

This Criteria Manual supplements the City's Drainage Ordinance and applies to all development, both Residential and Non-Residential, as defined in the ordinance. The definitions provided in the City's drainage ordinance shall be the controlling definitions for this Criteria Manual.

Section 2. Drainage Calculations

Runoff Calculations

The rate of storm water runoff (peak discharge) shall be determined for each inlet, pipe, roadside ditch, culvert, outfall, or other designated design point by using the following standards:

- For systems which discharge through a curb, please see the city's design criteria for pipe transition.

D. Trees

1. What is a tree?

- A tree is defined as a self-supporting woody plant with a single trunk, un-branched for several feet above the ground, supporting a definitely formed crown.
- A tree is NOT a bush, shrub or a grass (palm trees are grasses)

2. Measuring a tree.

- Trees to be planted are measured using the Caliper method. Caliper is the Diameter of the tree, 4 to 6 inches from the dirt.
- Existing trees are measured using Diameter at Breast Height (DBH). This method is typically measured 4 ½ feet from the ground.
- Only trees 5" and larger DBH count.

3. Tree Inventory Form

- A tree inventory form is required for any project which has a change in exterior footprint. Interior remodel projects are not required to provide a Tree Inventory Form.
- City requirement is for there to be one tree for every 1,000 square feet of lot area, rounded up. This is a requirement even if you do not plan to remove any trees.
- At least 25% of the trees must be in the front yard.
- Use this form to request tree removal as well.

4. Existing Trees Equivalent Chart

- Existing Trees 5" up to 10" DBH Count as 1
- Existing Trees 10" up to 15" DBH Count as 2
- Existing Trees 15" and larger DBH Count as 3
- The Tree Spreadsheet calculates these for you.

5. Documents required

- A Tree Survey which shows all trees 5" and larger with diameter and species (Oak, pine ...) shown. (11" X 17")
- Indicate on the survey all trees to be removed.

City of Bunker Hill Village
Tree Inventory and Removal Form

Date: August 2, 2016

Address: 11977 Memorial Drive

Lot Size in Square Feet: 24,050 Square Feet

Zoning District of the City (A or B): A

FRONT YARD						
	Actual Trees	Trees to be removed	Remaining Trees	Equivalent Trees	Required Replacement Trees	Caliper
Trees from City Counting List with a DBH of at least 5" and less than 10"	4	1	3	3	0	3 Inch Trees
Trees from City Counting List with a DBH of at least 10" and no larger than 15"	2	0	2	4	0	5 Inch Trees
Trees from City Counting List with a DBH greater than 15"	2	0	2	6	0	5 Inch Trees
Total Front Yard	8	1	7	13		Trees to be planted in the 0 FRONT YARD

ALL OTHER AREAS OF THE LOT						
	Actual Trees	Trees to be removed	Remaining Trees	Equivalent Trees	Required Replacement Trees	Caliper
Trees from City Counting List with a DBH of at least 5" and less than 10"	4	0	4	4	3	3 Inch Trees
Trees from City Counting List with a DBH of at least 10" and no larger than 15"	3	0	3	6	0	5 Inch Trees
Trees from City Counting List with a DBH greater than 15"	1	0	1	3	0	5 Inch Trees
Total ALL OTHER AREAS	8	0	8	13	3	Trees to be planted in the ALL OTHER AREAS

Required Minimum 28
Minimum Trees 38
Minimum Required Trees in Front 7
5" Trees Required to be planted 8
5" Trees Required to be planted 8

DBH means the Diameter at Breast Height. Diameter of the tree at 4.5' from the ground.
PLEASE ATTACH YOUR TREE SURVEY AND PLANTING PLAN IF NEW TREES ARE REQUIRED.

- **A planting plan showing the location of all required replacement trees. (11" X 17")**
- **Tree Inventory and Removal form**
- **A re-evaluation of the number of required replacement trees is possible after the permitted structure is "dried in". This evaluation is to determine if there is sufficient canopy space for required replacement trees. A written request (email) to the Building Official is required to begin the re-evaluation. The re-evaluation does not guarantee that the number of required trees will be reduced.**

E. Remodel Worksheet

A REMODEL project classification is only good for a project in which less than 50% of the structure (either value or square feet) is touched. Projects which meet or exceed the 50% threshold are considered to be structure REBUILDS and must meet new construction standards. This requirement is on a 24-month rolling basis. All building permits (for the main structure) issued within the last 24 months of your remodel application will be counted toward your 50% calculation.

Typical additional REBUILD requirements include adding a fire sprinkler system to the entire structure. Adding a drainage system which meets current city standards. Replacing the incoming electrical service to meet current city standards and resolving any other health and safety deficiency.

A REMODEL WORKSHEET is required to determine if your project is a Remodel/Addition or a Rebuild.

City of Bunker Hill Village Remodel/Addition Worksheet



Date: **October 11, 2016**
 Project Address: **11977 Memorial Drive**
 Contractor: **Acme Builders**
 Property Owner: **Mr. and Mrs. Smith**

A. CURRENT SQUARE FEET OF TOTAL LIVING AREA:		6,250 SQUARE FEET
B. CURRENT AVERAGE CONSTRUCTION COST	\$	240.00
C. STRUCTURE REPLACEMENT VALUE (A X B)	\$	1,500,000.00
D. YOUR CONTRACT AMOUNT FOR ITEMS WHICH REQUIRE A PERMIT	\$	228,000.00
E. PERCENT OF IMPROVEMENT (D/CX100)		15.20%
F. SQUARE FEET OF ROOM IN WHICH REMODELING WITH TAKE PLACE		935 SQUARE FEET
G. SQUARE FEET OF ANY NEW AIR CONDITIONED SPACE ADDED TO THE STRUCTURE		935 SQUARE FEET
H. SQUARE FEET OF ANY NEW NON-AIR CONDITONED SPACE UNDER ROOF.		300 SQUARE FEET
I. PERCENT OF IMPROVEMENT		29.92%

If either "E" or "I" is 50.0% or more, your project is considered a reconstruction project and must meet the requirements of New Home construction. An exemption is available for substandard foundation elevations. Please see the permit requirements for New Home design and Construction. The undersigned agree that information provided above is accurate and further agree that any changes to the information will be provided to the city as soon as possible.

Contractor: _____ Acme Builders _____ Date 10/11/2016

Property Owner: _____ Mr. and Mrs. Smith _____ Date 10/11/2016

Much of the information on this page is taken from the Permit Application and the Contractor information pages of the Project Spreadsheet. Please make sure you complete those sections first.

When determining the square feet of rooms remodeled in Item “F”, please use the following guidelines:


- a) *Any room in which wall, ceiling or floor space is opened must be counted.*
- b) *The entire area of the room must be counted.*
- c) *In large open concept areas in which multiple spaces are in the same room, divisions of the space may be used based on beams and fur downs.*
- d) *Kitchen and bath remodels almost always have wall cavities opened when tile is removed from back splash and showers.*
- e) *New walls and wall removal spaces should be included.*
- f) *If you are creating a new opening in a wall, both spaces do not have to be counted unless other work is being done in both spaces. Choose the smaller of the two spaces that are the most advantageous to you.*

F. Slab Elevation

The Slab Elevation Certificate is required for any New Home or Rebuild project. Current FEMA flood standards require that the MINIMUM slab elevation be at least 12” above the center line of the street on which the structure faces. The City calculates a known flood level for 100 year flood events or Hydraulic Gradient Level (HGL) for your property area. Your slab elevation should be at least 12” above this elevation as well.

The City also requires that you set your minimum slab elevation at least 12” above the nearest sanitary sewer manhole to prevent sewer intrusion into the house in the event of a surcharge sewer system. Please contact the city if you are unable to locate the nearest sanitary sewer manhole.

**City of Bunker Hill Village
Building Slab Elevation Certificate**



Date: **March 29, 2018**
 Project Address: **11977 MEMORIAL DRIVE**
 Contractor: **ACME BUILDERS**
 Property Owner: **MR. & MRS. SMITH**
 Project: **New Home Construction**

	Proposed	Constructed
A. Elevation of lowest finished floor.	77.00	
B. Elevation of top of nearest sanitary sewer manhole on same system.	76.00	
C. Height of lowest finished floor above sanitary manhole (min 12")	1.00	0.00
If the front of the lot is on a curb and gutter street (Elevation of the center of the street in front of the lot)		
D.	74.90	
If the front of the lot is on a street served by ditches (Elevation of the top of the grate of the nearest storm inlet. If no inlet, use the center of the street)		
F. Height of finished floor above drainage.	2.10	0.00
CLICK HERE TO REQUEST THE 100 YEAR HGL		
G. Calculated Hydraulic Gradient Line (HGL). Request this number from the City.	75.10	
H. Height of finished floor above the HGL (Minimum of 12")	1.90	0.00

Contractor: _____
 Property Owner: _____

Date: _____
 Date: _____

G. Swimming Pools

Pool Remodels

A swimming pool remodel consists of replacing the surfaces of the pool structure with NO modifications. If you plan to add to or reconfigure the pool, the project is considered to be a NEW POOL project and must be permitted as such. The City does require a permit for Pool Remodels.

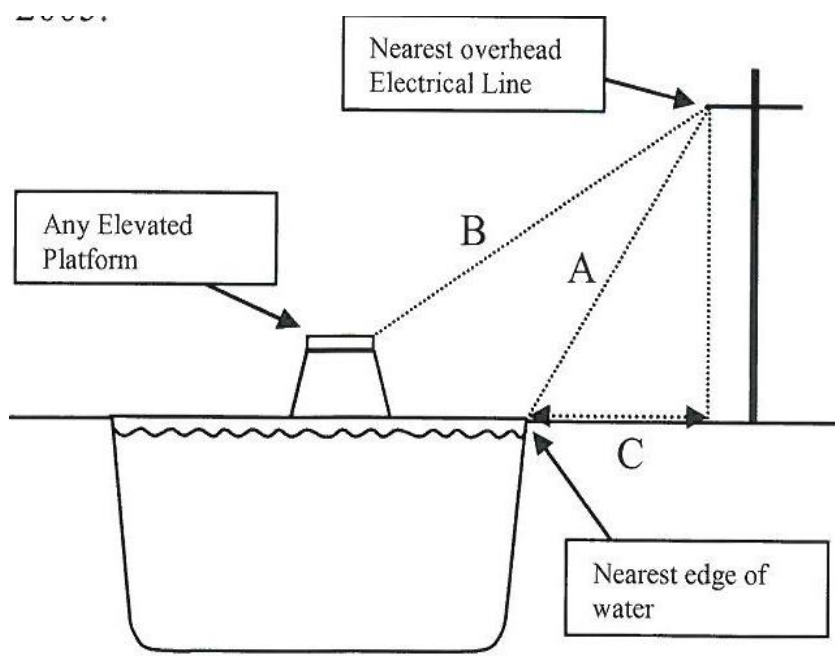
All safety related items for a Pool Remodel must be updated to current code requirements. These items should include:

- 1) Replacement of any lighting in the pool to current requirement which is low voltage LED.
- 2) Pump suction screens to current code.
- 3) If the pool decking is removed, a 360-degree bond wire must be installed per current standards.
- 4) If the pool decking is removed and put back in the exact same location, this is considered an “in kind – same kind” maintenance. A permit is required but drainage ordinance detention requirements do not apply.

New Pool

Swimming Pools are considered as an Accessory Structure and must meet the setbacks as an Accessory Structure. Swimming pools must also be located in the back yard (rear 1/3 of a lot), in other words, a pool cannot be located on the side of a house unless it meets the main structure setbacks.

When considering the impact to lot coverage, the water surface area of a non-infinity pool is considered to be a permeable surface. This is due to the temporary rain storage capacity of a non-infinity pool. Infinity pools (pools with no water free board) do not store water and are therefore counted as NON-permeable surfaces.



Pool coping on either type of pool is counted as non-permeable.

National Electric Code minimum clearances are as follows:

- A) 22.5 feet
- B) 14.5 feet
- C) 10.0 feet

ALL MINIMUM CLEARANCES APPLY!

When submitting a pool project, please include an electrical load calculation prepared by a licensed master electrician. The calculation

should include the size of the incoming service in amperage rating to the property, the portion of the service that is already allocated for the existing use and the proposed amperage calculated for the new pool.

A sanitary sewer p-trap within 6 feet of the pump equipment is required for all non-remodel pool permits; even if a non-backwash filter is used. The USEPA currently requires that all pool discharges go to the sanitary sewer system. The Pool overflow should be connected to the lot drainage system.

Pool Barrier

The City of Bunker Hill Village has adopted the pool barrier requirements of the International Residential Code (IRC). Any body of water that is at least 24” in depth must comply with the requirements of the IRC. Here are a few of the requirements of this code:

- An approved pool or spa cover may be used to meet the barrier requirements.
- If a fence is used as your pool barrier, the fence must be at least 48” high.
- All gates must open away from the pool and be self-closing and self-latching.
- Gate latches must be at least 53” above the ground (see code for exceptions)
- Driveway gates do not qualify as a pool barrier.
- If a wooden fence is used as your pool barrier, horizontal fence rails may not be on the outside of the fence exposed to a different non-pool area. The horizontal rails can be used as a step for children to gain entrance into the pool area. (See the code for exceptions)
- If a pool cover is not used, any door leading out of the living space must have a pool door alarm installed. (Most home security systems do not qualify as a pool alarm)
-

H. Gas Meters

Many projects, particularly pool projects, require a gas meter upgrade or addition. You need to know when you submit your project if a change in gas service is needed. The City creates your project plumbing permit based on that information. IF YOU DO NOT REQUEST A GAS METER CHANGE, CENTERPOINT WILL NOT PERFORM THE NECESSARY WORK WITHOUT THE CITY’S PROPER PERMIT IN PLACE. Should you decide to upgrade your gas service after the initial plumbing permit has been issued, a separate new permit and fee will be required.

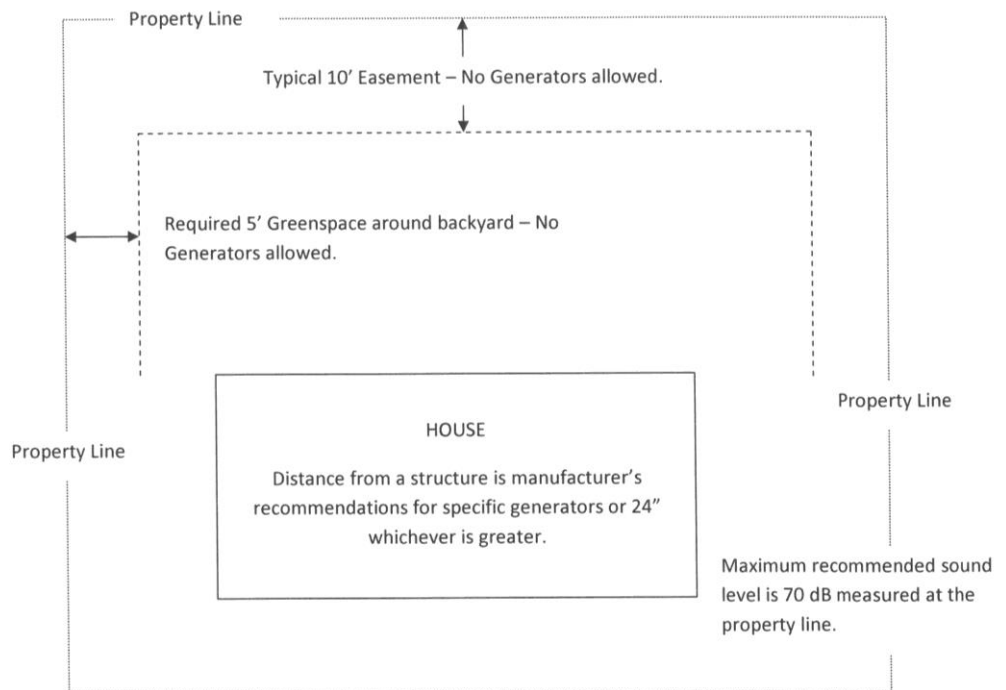
I. Electric Service

The City has adopted an ordinance requiring all new construction to have underground utility service. No overhead lines of any kind will be allowed, including telecommunications. This requirement also applies to existing homes that change out load centers or breaker panels.

J. Generators

- Standby and emergency generators shall be installed in accordance with the National Electrical Code, 2020 and the following restrictions:
- All wiring shall meet all requirements outlined in this code.
- Maximum sound level at anytime shall be 70db or less measured at the property line.
- Generator shall be positioned so that no structure, roof or overhang is over any portion of the generator enclosure.
- Minimum clearance between generator foundation and other structures shall be 24 inches or greater as determined by manufacturers' specifications. At no time shall the clearance be less than 24 inches.
- No portion of the generator or wiring may be located in an easement or Right of Way.
- Generator may not be located in any restricted area or required green space.
- Generator may not be located within the required front yard of a lot.
- A generator cannot be visible from view from a public or private street.
- A typical generator permit will consist of three parts:
 - Electrical
 - Plumbing – gas installation
 - Foundation – if a slab is to be constructed for the generator.

Please indicate if you will need all three permits when you apply as some generators use a prefabricated foundation. Also, YOU NEED TO INDICATE ON THE APPLICATION IF A GAS METER UPGRADE IS REQUIRED. If you do not, an additional plumbing permit may be required in order to get the gas meter upgrade. If an additional gas meter is requested, the city will assign the new gas meter address for your application to CenterPoint Energy.



K. Water Meters

New Homes are required to install a new water meter. The City offers meters in the following sizes:

- 1”
- 1 ½”
- 2”

You may list your desired size on the New Home permit application. Generally, the water meter is sized by your fire sprinkler contractor. The materials cost of your desired meter will be incorporated into your permit fees. **THE CITY DOES NOT INSTALL THE WATER METER.** You will need to have your own plumbing company purchase the installation permit and complete the meter installation. You are limited to one meter per address.

L. Water Utility Account

A water- sewer-garbage account is required to be active for all New Home and Demolition projects. A \$500 deposit is required for all Builder/Contractor accounts and rental property. After a demolition or a building permit has been purchased for your project, you may request in writing that garbage collection be removed from your bill effective on the next billing cycle. The City does not prorate Garbage. The City does not provide solid waste disposal for construction sites.