

City enforces new set of building codes

Permits required for new construction, remodeling and renovations

A new building code for the City of Dripping Springs has gone into effect Jan. 1, 2006, requiring building permits for commercial and residential building projects, whether the work is for remodeling, renovating or new construction.

The city has operated under a residential building code since 2001, but a state law, approved by the State Legislature this past year, mandated the adoption of the Commercial Building Code by municipalities.

The city adopted the most recent edition of the International Commercial Code and the International Residential Code for one and two family dwellings (previously the city had adopted the 2000 edition of the residential code).

In addition to the new residential and commercial codes, construction in the city must comply with the most recent editions of the National Electrical Code, the International Plumbing Code, the International Mechanical Code, and the International Energy Conservation Code (also adopted by the city and in-

corporated into the building code).

Under the new protocols it unlawful for any person to construct, remodel, add on, or renovate buildings or structures within the city without first obtaining a permit or a permit exemption. It is also unlawful to build contrary to a permit that has been issued.

Failure to obtain a building permit or nonconformance with a building permit may result in a stop work order, the issuance of a citation, and the assessment of fines and court costs through the city's municipal court.

The city has contracted with Bureau Veritas to perform residential and commercial building plan reviews and inspections.

The Building Code, Building Permit Application, and Fee Schedule are posted on the city's website at www.cityofdrippingsprings.com.

Questions about the Building Code can be directed to Jon Thompson, Development Coordinator, at (512) 858-4699 or by sending an e-mail to jon-thompson@zeecon.com.