

City of Roman Forest

Building Department

Phone 281-399-2660

Residential/Commercial Construction

and

Land Development

2430 Roman Forest Blvd.
Roman Forest, Texas 77357



F. O. Jackson Jr.
Mayor

Introduction

The City of Roman Forest has adopted the Southern Building Codes and Amendments, the 1993 National Electric Code, IN ADDITION TO, the City of Roman Forest Ordinances No. 218, No. 408, No. 411, No. 412, as minimum standards for new construction. The builder/developer will be subject to required inspections for compliance.

Further, the City of Roman Forest, in an effort to help clarify requirements and associated fees, in providing this information packet to all interested parties. Depending on the event or construction circumstance, permitting may be required with an associated fee. This package will help the builder/ developer forecast permit expenses and inspections; hence, preventing any unnecessary delays and construction expense.

It is not the intent of the City to limit growth or inhibit construction, but rather to ensure the proper development thereof through regulatory limitations. In this light, the City of Roman Forest hopes to protect the health, safety, and welfare of its citizens, the consumer and public interest.

Sincerely,

Mayor of the City of Roman Forest



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All City Ordinances Pertaining to Building New Home.

City Ordinance No. 218 (Sign Ordinance)

City Ordinance No. 408 (Building Ordinance)

City Ordinance No. 410-A (Building Ordinance)

City Ordinance No. 412-A (Building Ordinance)

City Ordinance No. 194-04 (Electrical Licensing Ordinance)

City Ordinance No. 196-04 (Building Ordinance)

City Ordinance No. 197-04 (Building Ordinance)

The City of Roman Forest Inspection Department

Plan Review and inspection Requirements

Any additional code requirements not specifically covered by this plan review due to lack of information or otherwise shall adhere to the City of Roman Forest Code of Ordinances and shall be field verified for code compliance and code conformance.

Building Requirements:

1. Building to conform to S.B.C.C.I.
2. Finished floor elevation to be twelve inches above manhole or the crown of the street which ever is less.
3. Dumpster and porta potty on job site.
4. Anchor bolts spaced every four feet.
5. Purlin and ridge braces to terminate on load bearing walls.
6. Span tables will be used to verify ceiling joists.
7. Wind bracing is required.
8. Brick ties to be spaced eighteen inches on center with two fasteners.
9. Smoke detectors are required for final and shall be tied together.
10. Sidewalk and driveway required to be called in for inspection before pouring concrete.

Plumbing Requirements:

1. Master or Journeyman Plumber on job site at all times.
2. Water test required for plumbing ground and top out.
3. Mechanical air gap required for dishwasher.
4. Spring gauge required for gas rough in and mercury for final.
5. Main sewer run required to have water test.
6. Once red tops have been installed be sure to call for mercury test so City Inspector can notify gas supplier.
7. Sewer clean outs are required to be cut to grade for final.
8. The City of Roman Forest has adopted the Plumbing License Law for the State of Texas.

Note: Please be aware that the State Field Investigator will be coming by to check the job sites.

Electrical Requirements:

1. All inspections are based on the 1996 NEC.
2. Call for temp pole inspection.
3. Concrete encased electrode required for slab inspection.
4. Bore holes and box fill will be inspected.
5. Electrical work to be done in a neat and workmanlike manner.
6. Panel box to be labeled for final.
7. GFI 's will be tested for final also labels need to be installed for line side plugs.
8. All electrical labor must be performed by a licensed electrician, licensed by the State of Texas.
9. The City of Roman Forest has adopted the Electrical License Law for the State of Texas.

Mechanical Requirements:

1. Return air has to be sealed.
2. Primary and secondary drain lines need to have 1/4 fall per foot.
3. Pipe sealant required at drain pan connection.
4. Need 36 inch clear pathway to equipment.
5. Box in all registers for proper bracing and balancing.
6. Exhaust fans to terminate outside structure.
7. Maintain one inch clearance to wood framing for attic unit.

If you have any questions concerning this plan and review feel free to call me. Mobile:

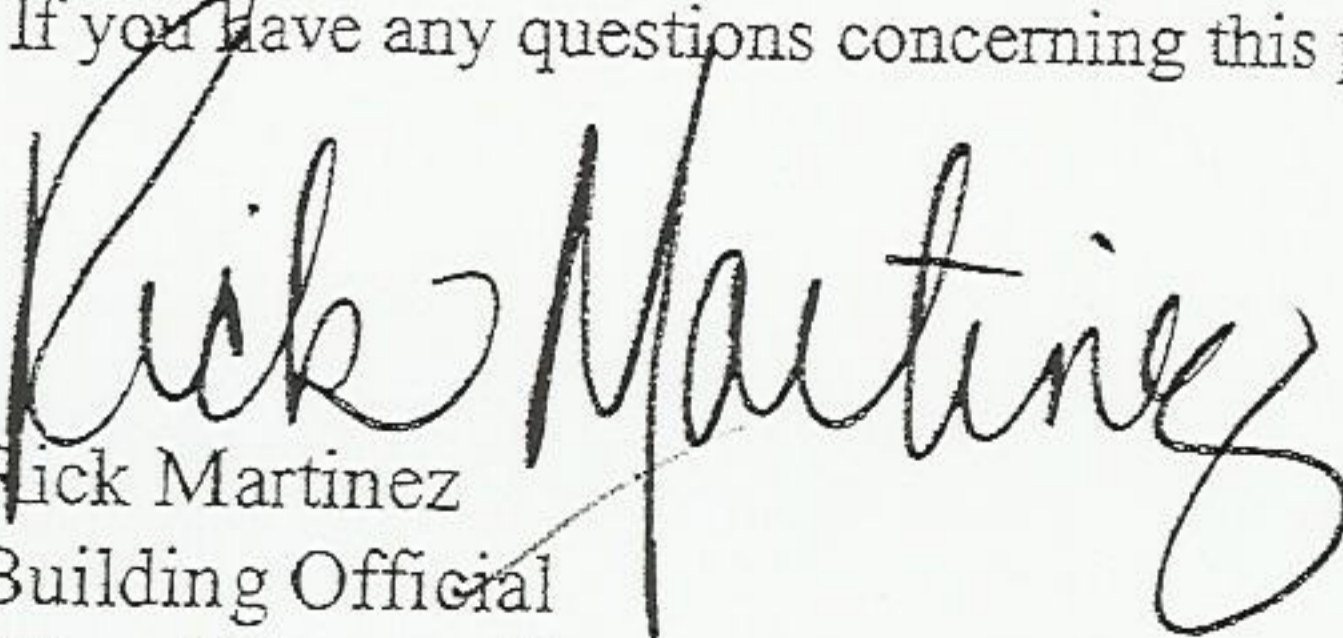
281-808-4022

Pager:

713-919-5330

Home:

936-336-9659


Rick Martinez
Building Official
City of Roman Forest



Inspections/ Permits / Fees

NEW HOME SCHEDULES

1. CULVERT PERMIT & INSPECTION	\$ 45.00
2. CITY LOGGING PERMIT	\$ 20.00
3. CITY BUILDING PERMIT	\$ 75.00
4. CITY ALARM PERMIT	\$ 35.00
5. BUILDING PLAN APPROVAL / INSPECTION	\$ (note)
<i>Note = (.25¢ x sq. ft. Living Area)</i>	
<i>i.e. (2000 sq. ft. x .25¢ = \$500.00)</i>	
6. SWIMMING POOL PLAN	\$ 205.00
<i>(Building Permit Required)</i>	
7. SPRINKLER SYSTEM / IRRIGATION PERMIT / INSPECTION	\$ 45.00

BUILDING PERMIT/INSPECTION

APPLICATION & FEES

Payable to the City of Roman Forest

CITY BUILDING PERMIT	(\$75.00 + sq. ft. living area)	\$ _____
BUILDING PLAN APPROVAL/INSPECTION	(\$0.25 X sq. ft. living area)	\$ _____
IMPACT FEE	(\$750.00 new construction, \$250.00 remodel)	\$ _____
CULVERT INSPECTION FEE	(\$45.00)	\$ _____
LOGGING PERMIT FEE	(\$20.00)	\$ _____
POOL PLAN APPROVAL / INSPECTION	(\$205.00 +building permit)	\$ _____
SPRINKLER PERMIT	(\$35.00)	\$ _____
ALARM PERMIT	(\$35.00)	\$ _____
PLUMBING PERMIT	(\$25.00)	\$ _____
MISCELLANEOUS PERMIT	(SEE SCHEDULE)	\$ _____

TOTAL _____

LOCATION: Roman Forest - Section _____ Block _____ Lot _____ OR

Street Address: _____

New Caney, TX. 77357

START DATE: _____

(mm/dd/yy)

BUILDERS INFORMATION
PLEASE PRINT

Name _____

Address _____

Phone () _____

CONSTRUCTION COST OF NEW HOME:
(Home, Flat work)

\$ _____

Owner's Name _____

Address _____

Phone () _____

Signature



Required Inspections

Red-Tag Fees (if Applicable)

Number of Inspections required if passed on the first Inspection

a. Foundation / Frame	2
b. Plumbing	3
c. Electrical	4
d. Mechanical (Heat/AC)	2
e. Driveway / Culvert	1
f. Building Official (Final)	1

Inspection	Re-Inspection Fees
1. Temporary Electric Pole	\$ 45.00
2. Plan and Review	\$ 25.00
3. City Architect	\$ 40.00
Inspection (#4 – 6) Required Prior to Pouring Slab	
4. Plumbing (ground in)	\$ 25.00
5. Foundation Wiring (<i>if there is wiring in slab</i>)	\$ 45.00
6. Foundation (Forms)	\$ 40.00

