



BUILDING CODES

This letter contains a summary of the building codes. A building inspector may make unexpected visits during construction to inspect construction work.

Please notify the Public Works Office 24 hours before an inspection is required.

If you have any questions you may contact the:

Public Works Department Secretary
Iris Lopez
Office No.: 361-547-5951
205 North Nueces
Mathis, Texas 78368

The following is required before an inspection:

- ✓ Leave trenches open for inspection.
- ✓ Leave plumbing open for inspection.
- ✓ Leave wiring open for inspection.
- ✓ Notify City Hall 24 hours before you require an inspection.

These **BUILDING INSPECTIONS** are required during the period of construction.

1. **Foundation** – made after trenches are excavated and forms erected.
2. **Frame** – made after the roof, framing, and bracing are in place.
3. **Electrical** – made after all wiring, vents, and ducts are complete.
4. **Plumbing** – made after all is connected.
5. **Final** – made after the building is completed and ready for occupancy.
6. **Rough-in** – made only if structure is to be placed on a concrete slab.

ELECTRICAL

- Wire should be #12-2 Romex with ground.
- Any motorized appliance such as washing machines, refrigerators, exhaust fans, etc. should be on a separate circuit.
- All meter loops should not be less than 12.5' high. Conduit from the meter loop to the meter box should be 2" pipe of plastic or 2" galvanized pipe if going through roof. Do not use less than #6 wire from the weather head to the meter.
- Electrical water heaters of 20 and 30 gallons must use #10-3 wire. 40-gallon water heaters use #8-3.
- Electric water heaters should be equipped with a pressure relief valve of 3" from the inlet to the water heater, ½" copper line leading from the valve to the outside of the house.



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WATER

- $\frac{3}{4}$ " line or larger galvanized copper, or schedule 40 PVC from the main city water into residence. Must be buried not less than 12" below surface of ground.
- Cutoff valve between city water meter and house, preferably on riser of house. Use either globe or gate valve.
- Do not use less than $\frac{1}{2}$ " water line in interior of house but must use $\frac{3}{4}$ " leading into the water heater.
- Use $\frac{3}{4}$ " cutoff valve on inlet line to the water heater.
- Do not use less than $\frac{1}{2}$ " water line to all hot or cold water outlets inside the house.
- Place cutoff valves (stoppers) on all commodes, sinks, and lavatory fixtures on both hot and cold water lines.
- Place safety relief valve 3" from inlet to water heater with $\frac{1}{2}$ " copper line leading from valve to outside of house.
- Venting through roof on all gas water heaters. *Note: For electrical water heater wiring requirements, see electrical code.*

SEWER

- 4" schedule 40 PVC from city sewer main into residence.
- 1" drop for every 10' section.
- Clean out needs to be installed.
- Plumbing must fulfill sanitary plumbing requirements as pertains to venting and T's. Vents must be placed at least every 36".

BUSINESS:

FOOD ESTABLISHMENTS

- Shall install a grease interceptor as specified by grease interceptor ordinance.

OTHER

- $\frac{3}{4}$ " main water line to house from city water line with gate valve in riser coming into house. We make special mention of the venting of water heaters. Gas water heaters must not be enclosed. Effective November 15, 1970, water heaters must be placed outside the main house and not in the bathroom, kitchen, or in any other room of the house.
- $\frac{3}{4}$ " metal pipe from gas meter to house, no less than 12" deep. (Can be black metal pipe or approved plastic gas pipe. Must have a gauge and read at least 10 psi.)



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SUMMARY OF BUILDING CODE REQUIREMENTS

FOUNDATION

- ✓ 2x6 joists
- ✓ Cement piers 5' apart under sills. Sills not more than 8' apart. Termite shields over every pier.
- ✓ Foundation frame consisting:
 - 2x6 floor joists 16" on center
 - Sills 2- 2x6 not to exceed 8" apart
 - 16x16 cement pads
- ✓ Cement slab foundation consisting:
 - Rebar placed 12 square inches apart in every direction
 - No wire allowed if a structure will be placed on slab
 - Must have 12" beams placed around slab and beam must be at least 30" deep

FLOOR

- ✓ 3/4" plywood

ROOF

- ✓ 2x6 ceiling joists, 24" on center (OC)
- ✓ 2x4 rafters, 24" on center (OC)
- ✓ Bracing every other 2
- ✓ Decking 1/2" plywood
- ✓ 15 lbs. Felt
- ✓ Self-seal 235 composition roof

WALLS

- ✓ 105 siding #1 or equivalent
- ✓ 2 coats paint
- ✓ 2x4 studs, 16" on center (OC), wind braced with 1x4 notched into studs not less than 10' long.
- ✓ No anchor straps allowed

INTERIOR

- ✓ Paneling on top of sheet rock only
- ✓ Sheetrock- 1/2" on walls and 1/2" on ceiling, paint, float, textoned (paint)
- ✓ Trim

The City of Mathis ordinances require that a contractor remove all debris from construction sites. This includes debris from a building you tear down as well as from one you build. All debris must be removed at the end of your workweek.



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FEES AND PENALTIES

Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees herein specified shall be **DOUBLED**, but the payment of such doubled fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

Building permit fees vary from project to project and are based on the square footage **or** the cost of the construction.

Inspection fee is \$20.00 per each inspection required for the construction.

Note: The owner, a certified electrician, or a master plumber is the only one allowed to acquire an electrical or plumbing inspection permit.