



Do I need a permit?

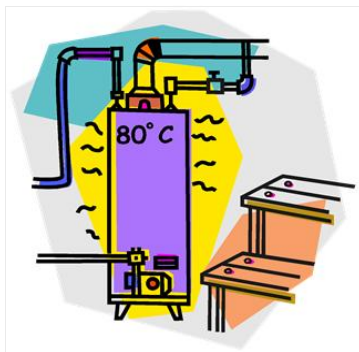
The #1 question asked by homeowners is “Do I need a permit?”

In some cases it could be as simple as a water heater replacement, which is a state requirement. In other cases it may be as difficult as a life safety issue. It is a permit technicians job to help the homeowner understand the importance of a permit. We protect the homeowner from their lack of knowledge and from contractors who are unscrupulous. It is also important to protect the contractor that are honest against homeowners who believe they are saving money by not pulling appropriate permits.

Some interesting facts that will help you explain to

homeowners why a permit is so important.

- Insurance companies have the right to deny any claim made on the property that was con-



structed or worked on without obtaining the proper permits or documents stating a permit is not required by residing

jurisdiction. No permit, no inspection, no reimbursement for the damage caused by project.

- If a plumber does work on a home without pulling the appropriate paperwork, the homeowner has the right to ask for a full refund whether or not it was done to code.

Be familiar with your local ordinances and keep your code book handy. These are great tools to help you next time a homeowner asks, “Do I need a permit?”

By helping your homeowner understand that they are your priority, they walk away feeling secure in their decision and their home protected.

Homestead Act

These days more homeowners are staying in their homes longer and taking on those home projects.

Under the Homestead Act, a homeowner who has a Homestead Exemption has the right to make changes, small or large, to their home without the aid of a licensed contractor. Scary! This is a jurisdictions worst nightmare. Jurisdictions have written

ordinances restricting this Act. Be very familiar with it. In any case with or without local ordinances, the Building Official and/or a representative (permit tech, plans examiner, inspector) has the authority to deny any application made by a homeowner that does not show the knowledge of the work desired to perform. A homeowner is required in most jurisdictions to draw and

explain above and beyond what a contractor is required in order to convince the jurisdiction that they are knowledgeable in the task at hand. Some jurisdictions have come up with a “Homeowner’s Affidavit” which protects the jurisdiction and makes the homeowner responsible for all work performed and any corrections required.

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Interesting Facts About House Bills and Senate Bills

H.B. 1649—S.B. 1861— Relating to the enforcement of building code standards for new residential construction in the unincorporated area of a county; providing a fee. This bill would require a county (when requested) to certify that a new house built in the county meet all the requirements of the building code prior to the connection of services to the building and limits the fee to \$125.00. This bill made it out of Committee and is waiting

on a vote of the House.

H.B. 2262—Relating to periodic reauthorization of municipal building permit fees. This bill would require a municipality to vote on its building permit fees every 10 years or the fees would be invalid. This bill was assigned to Committee.

H.B. 2662—Relating to abolishing the Texas Funeral Service Commission and the Texas State Board of Plumbing Examiners and transfer-

ring the functions of those agencies to the Texas Department of Licensing and Regulation. This bill has been assigned to Committee.

This information came from the BOAT website and the TML representative, Jim Olk out of Farmers Branch.

For more information and other House Bills go to www.boatx.org.

“I CAN NOT DO EVERYTHING, BUT I CAN DO SOMETHING. I MUST NOT FAIL TO DO THE SOMETHING THAT I CAN DO.”
HELEN KELLER

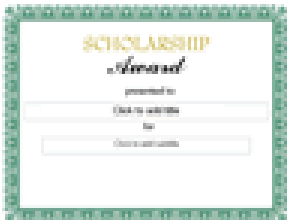
H.B. No 265—Approved and Effective 09-01-2005

Sec. 214.904.—Time for issuance of municipal building permit. (a) This section applies only to a permit required by a municipality to erect or improve a building or other structure in the municipality or its extraterritorial jurisdiction. (b) Not later than the 45th day after the date an application for a permit is submitted, the municipality must: (1) grant or deny the permit; (2) provide

written notice to the applicant stating the reasons why the municipality has been unable to grant or deny the permit application; or (3) reach a written agreement with the applicant providing for a deadline for granting or denying the permit. (c) For a permit application for which notice is provided under Subsection (b) (2), the municipality must grant or deny the permit not later than the 30th

day after the date the notice is received. (d) If a municipality fails to grant or deny a permit application in the time required by Subsection (c) or by an agreement under Subsection (b) (3), the municipality: (1) may not collect any permit fees associated with the application; and (2) shall refund to the applicant any permit fees associated with the application that have been collected.

Scholarship Information



It is scholarship time again.

Jill Gray, City of Fate, was our last recipient. Jill was awarded \$250.00 towards her college tuition.

The chapter is looking to award another applicant for the Fall semester.

The application is located on the website and the deadline is August 31st.

The recipient will be announced at the September meeting.

BPI scholarship recipient was Char Dupree of Lake Dallas.

She received 2 days at BPI Arlington.

Keep an eye out for more information coming to do the same for BPI Houston. Your municipality will need to provide transportation and hotel accommodations.

Charities and Donations

The chapter is collecting school supplies for local jurisdictions to aid in the relief of the extreme budget cuts that have been made this year to all districts. Please bring in supplies to the July 20th meeting and encourage your colleagues to donate as well.

Following the school supply collections, the chapter will start collecting socks coats and blankets. These are the items that are mostly needed in the shelters. More information will come regarding

dates.

The chapter has had requests to focus on our troops overseas. We will be putting together small packets to send over to the troops.. If you know someone that is currently serving please let us know. It would allow us to make it that much more personal to send to that soldiers group. The chapter has already had girl scout troops donate boxes of cookies.

Watch out for more informa-

tion and a detailed list of items we can send over to the troops..

During the remainder of the year, the chapter will collect non perishable foods for local food banks. During this economy, the food banks are running empty. Even though we will end the year with the food drive, it will most likely continue into the following year. The need is year round.



Fire Safety and Home Drowning Prevention Tips

If you are looking for safety information or handouts, I recommend Safe Kids USA. This company is affiliated with Cooks Children's Medical. Their website has statistics, resource information, and great safety tips for the family.

Fire Safety: In a fire, smoke can kill you. In a flame fire, there is an average of 3 minutes after a smoke alarm sounds for you and your family to escape.

(Q) How many smoke alarms should you have in you home?

(A) You should have a smoke alarm on every level of your home, including the basement. You should also have one outside each sleeping area and each bedroom.

(Q) How often should you test the batteries in your smoke alarm?

(A) You should test the batteries once a month to make sure the alarms are working correctly.

(Q) Will your child wake up during an alarm if they are a hard sleeper?

(A) Sometimes children will sleep through a smoke alarm. Test you alarm at night to see if your child will wake up and respond to the alarm. If your child does not wake up to the alarm, try an alarm where you can program your voice to alert him or her.

Home Drowning Prevention Tips:

(1) Always stay within an arm's reach of your child when he or she is in or near the bathtub, toilet, pools, spas or buckets.

(2) Never leave your child alone or in the care of older children during bath time.

(3) Make sure your pool has four-sided fencing and a self-closing, self latching gate to prevent a child from wandering into the pool area unsupervised.

(4) In addition, hot tubs should be covered and locked when not in use.

(5) Install a door alarm, a window alarm or both to alert you if a child wanders into the pool area unsupervised.

(6) From the start, teach children to never go near or in water without an adult present.

"DESTINY IS NOT A MATTER OF CHANCE; IT IS A MATTER OF CHOICE. IT IS NOT A THING TO BE WAITED FOR; IT IS A THING TO BE ACHIEVED."
WILLIAM JENNINGS BRYAN





NORTH CENTRAL TEXAS PERMIT TECHNICIAN CHAPTER

Meeting Dates:

July 20, 2011

September 21, 2011

November 16, 2011

All meetings are held at:

Golden Corral in Grapevine

2605 E Grapevine Mills Circle

Grapevine, TX 76051

Up and Coming Events with CEU opportunities:

BOAT—Annual Fall Conference in August (Las Colinas)

Chapter Training in October (Southlake)

BPI in February (Houston)

Check out the ICC website for online classes and webinars.

www.iccsafe.org

Renew your certifications on line. Permit Technicians requires 1.5 CEU's to renew.



www.nctptcicc.org
Check us out!

New EPA Rule

All contractors need to get lead-safe certified.

Exposure to lead, even in minute amounts, can result in irreversible damage, including lowered IQ's, behavioral issues and even death. More than 1 million children are currently affected. Many children are exposed to lead's harmful effects as a result of dust and particles generated from paint used in homes constructed before 1978—the year the US Consumer Product Safety Commission banned the use of lead-based paint for residential housing. During the more than 8.5 million renova-

tion or repair projects occurring annually for this type of housing, much work needs to be done to ensure the use of lead-safe work practices to minimize children's exposure to lead paint hazards—particularly children under the age of 6.

USEPA Region 6 is asking for our help in educating professionals in the construction trades—the people you interact with daily as they apply for building permits. There are several publications explaining the new requirements, including lead-safe work practices, the dangers of lead, and other lead-

related information.

For free information and hand outs contact:

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