



City of Westworth Village
311 Burton Hill Road • Westworth Village, TX 76114
817.710.2500 • Fax 817.710.2501

ORDINANCE NO. 441

AN ORDINANCE OF THE CITY OF WESTWORTH VILLAGE AMENDING CHAPTER 3, ARTICLE 3.01 AND ARTICLE A, FEE SCHEDULES A3.001 AND A3.002 OF THE WESTWORTH VILLAGE CODE OF ORDINANCES, AMENDING THE PERMIT REQUIREMENTS BY ADDING THE ABILITY TO SUSPEND OR REVOKE A PERMIT AND PENALTY FOR FAILING TO COMPLY WITH THE BUILDING STANDARDS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westworth Village (the "City") is a Type A General Law city located in Tarrant County Texas; and

WHEREAS, the City has determined that it is necessary and advisable to amend the City's Code of Ordinances to protect the safety and welfare of the general public, by requiring contractors to comply with construction site standards and adding a process to suspend or revoke an issued permit when such standards are not complied with.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTWORTH VILLAGE, TEXAS THAT:

Section 1. Chapter 3 Building Regulations, of the Westworth Village Code of Ordinances, is hereby amended, by replacing Section 3.01 thereof entitled "**General Provisions**" to read as follows:

"ARTICLE 3.01 GENERAL PROVISIONS

Sec. 3.01.001 Permit for construction, alteration or relocation of building or structure

- (a) Required. No building or structure shall be constructed, erected, situated, established, located, relocated, altered, repaired or rebuilt in entirety or in units or portions or sequence or succession of units and portions within the city without first obtaining a permit as herein provided. This includes dirt work done in advance of construction prior to the issuance of a building permit.
- (b) Application; plans.
1. When any person or persons, firm or corporation shall be desirous of constructing, erecting, situating, establishing, locating, relocating, altering, repairing or rebuilding any building or structure within the corporate limits of the city, he, they or it, or their authorized agent, shall make written application to the mayor of the city for a permit, and shall attach to such application a written statement giving information as to the estimated cost, the nature of the improvement, and the purpose for which it is to be used, and if the estimated cost of said structure, alteration or improvement shall exceed \$2,000.00 the application shall also be accompanied by plans and specifications of such proposed improvement, and also by an affidavit of the applicant.
 2. All plans and drawings required hereunder shall be drawn to a scale of not less than one-eighth (1/8) of an inch to the foot, on paper or cloth, in ink or by some process that will not fade or obliterate. All distances shall be securely figured and drawings made explicit and complete. Property lines, as well as building lines, must be shown on plans.
- (c) Issuance or denial.
1. Such application shall remain with the officials of the city a sufficient length of time to allow an examination and inspection of the proposal, and the mayor shall have a proper inspection and examination made thereof.

2. If the provisions of this section are complied with, and the application for permit and the information furnished and attached thereto indicate that the construction, erection, situating, establishing, locating, relocating, alteration, repair or rebuilding of any building or structure is to be in accordance with all applicable laws of the state and all laws, regulations and ordinances of the city, the mayor shall issue to the applicant a permit for the improvements provided for in the application, upon the payment of the fee herein required.
3. If the provisions of this section are not complied with, or if the application for a permit and the information furnished and attached thereto, or other reliable information, indicates that the construction, erection, situating, establishing, locating, relocating, alteration, repairing or rebuilding of any building, structure or shed is not to be in accordance with all applicable laws of the state and all laws, regulations and ordinances of the city, the mayor shall refuse to issue to the applicant a permit, indicating in writing his reason for refusing to issue such permit.

(d) Suspension or Revocation of Issued Permits.

A permit issued under this section may be suspended or revoked by the City Building Official or his or her designee for any of the following reasons:

1. Failure of a Permit Holder to build in accordance with the approved application, specifications or plans;
2. Any violation of the Construction Site Standards as adopted or amended by the City Council and kept on file with the City Building Official;
3. If two (2) Stop Work Orders have been issued.

Upon the issuance of a Stop Work Order or the suspension of a permit, all site work must immediately cease and shall not begin again until the issue or violation has been corrected and the City Building Official or his or her designee has approved the resumption of site work by issuing a written notice to proceed.

If a permit is revoked a new permit will be required, via a new application process and payment of associated fees.

(e) Permit Extensions.

The City Building Official has the authority to issue extensions to a permit upon payment of an administrative fee by the Permit Holder. The formula to calculate extension fees is maintained in the Permit Department and is based on the type of permit and length of the extension granted.

(f) Closing a Permit.

The Permit Holder shall be responsible for closing each permit issued to them. Permits can be closed by one of the following:

1. Contacting the City Building Official for an inspection and receiving written notice of a passing inspection.
2. Obtaining written approval from the City Building Official to close the permit.

(g) Definitions.

Dirt work. Any act by which dirt is dug, uncovered, added, removed, displaced, relocated or bulldozed.

Permit Holder. The person named on an issued permit, who is responsible for the work performed.

Person. Shall be construed to impart the singular and plural as the case demands, and shall include corporations, companies, societies and associations, and any agent or representative thereof.

Structure. Anything constructed or erected on the ground above or below grade.

Stop Work Order. A written order signed by the City Building Official that details all violations of the construction site standards or other laws or ordinances that must be corrected before a written notice to proceed will be issued to the Permit Holder which would allow the Permit Holder to continue work on the site. Failure to immediately stop work as provided herein shall constitute a violation and may incur penalties for such violation.