

# Application for Variance

Zoning  Development  Building  Other: \_\_\_\_\_



**VILLAGE OF  
VOLENTE**

**VOV USE  
ONLY:**

Date of Submittal:

BOA/P&Z:

Public Ntc Date:

Date of Mtg:

Approve / Deny:

Findings of Facts:

Property Address: 16308 Jackson Street  
 Legal Description: LOT 16 BLK A VILLAGE AT VOLENTE PHG 2  
 Acreage: 1.2900 Is property within floodplain? NO

Property Owner(s): Jerry Barnes & Michael Bibeault  
 Phone: 512-585-9070 Email: jrbarne@austin.rr.com  
 Mailing Address: 7304 Halbert Dr. Austin, Tx 78750

Contractor: David Weekley Homes Contact Name: Chloe Butler  
 Phone: 512-821-8803 Email: cbutler@dwhomes.com  
 Mailing Address: 9000 Waterford Centre Blvd. Austin, Tx 78758

\*Authorized Agent form must be completed if applicant is not owner

Project for Which Variance Is Sought: New Overhead Power Pole for Power to Property + Primary Pole to bring power to property  
 Applicable Section/Subsection of Ordinance: Sec. 9.05.124

Justifications: Access to electricity from power lines. Nearest Primary Pole is within neighbor's property lines.

See justification letter for details

Special Conditions: NO electrical easement along property boundaries

Attachments:  Photos  Site Plan  Conceptual Plan  Letter

### SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION

That I, as owner or duly authorized officer of the property hereinafter referenced, do hereby execute this document, acknowledge the above statements to be true and accurate to the best of knowledge, and understand that knowing and willful falsification of information will result in rejection of my application and may be subject to criminal prosecution. I agree to compliance with all applicable codes and ordinances of the Village. I authorize the Village or their representatives to visit and inspect the property for which this application is being submitted. I further understand that Village Staff review time may take up to ten (10) business days per review.

Chloe Butler  
 APPLICANT SIGNATURE

Chloe Butler  
 Printed Name

8/6/20  
 Date

STAFF:  
 \_\_\_\_\_



VILLAGE  
OF  
VOLENTE

**September 17, 2020**

16308 Jackson Street  
Village of Volente

**Re: Variance Review**

Dear Mayor Nace:

Now more than ever there is a need in the Village for more overhead utility poles per PEC's recommendations. In the past PEC would work with the homeowners to come up with solutions on how to reduce the number of poles but lately they are requesting more and more poles. It is PEC's responsibility to provide power to the home owners and we have rules that state no new overhead utilities. I don't know how to make a recommendation to the Village, this is up to P&Z and Council to make this decision.

This letter addresses several of the sites all requesting the same variance: 16308 & 16313 Jackson Street, 8017 & 8023 Lakeview Street.

16313 Jackson: The existing overhead power lines along Jackson Street are on the west side of the street and in order to cross the road PEC is requiring a pole across the street and on the property.

16308 Jackson: The existing overhead powerlines are on the same side of the property however PEC is requiring two poles, a pole in the PEC easement and another pole on site. This type of variance in the past was handled by one new pole and a weather head drop in the easement along the main pole which would reduce the number of poles in the Village. See the attached image.

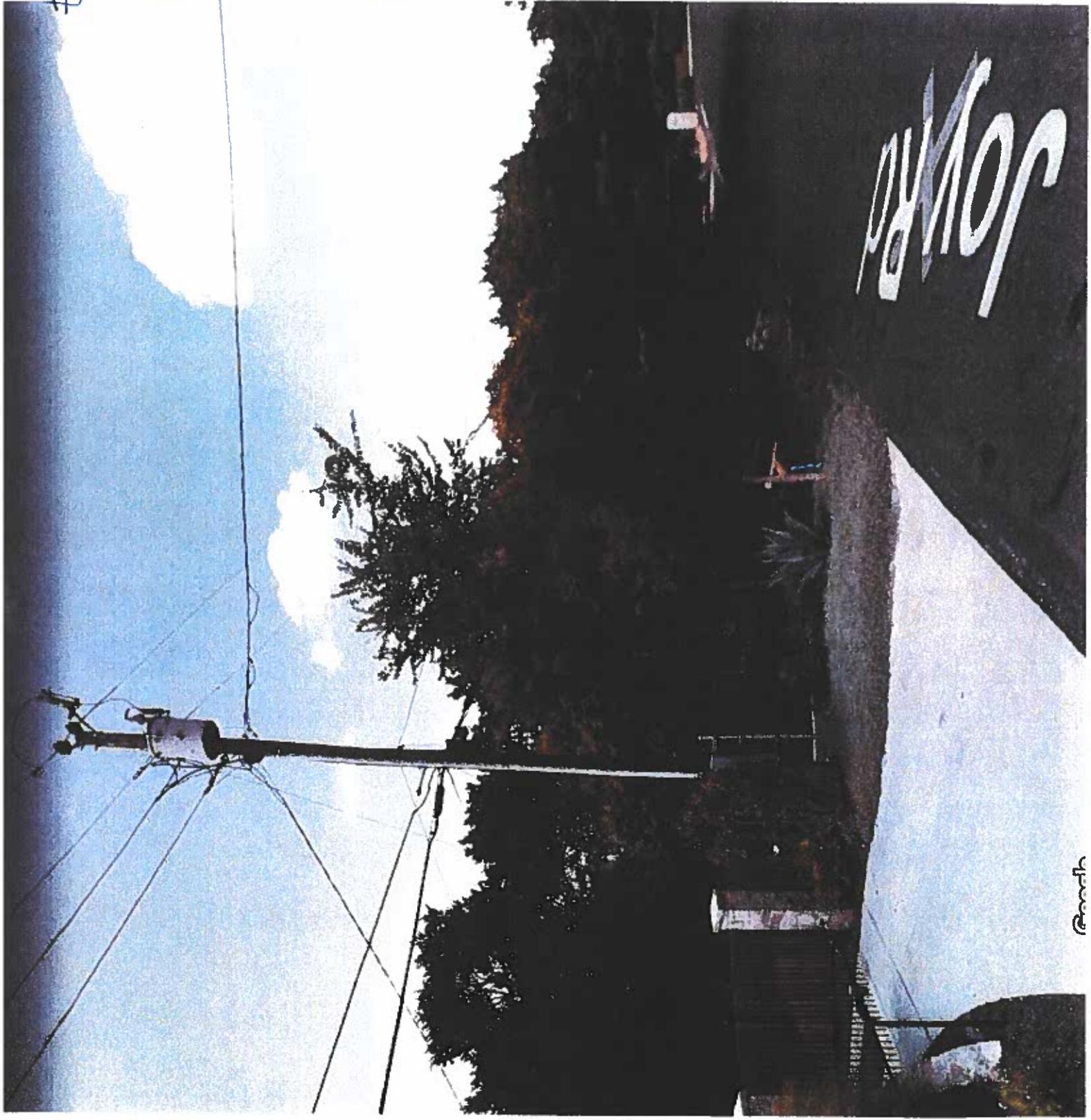
8017 & 8023 Lakeview: These two properties have the same issue as 16313 Jackson because the electrical is on the opposite side of the street. A new pole is required for the owners to have a drop at this location.

My opinion is that the Village needs to work closely with PEC to come up with power supply alternatives for overhead power and crossing the street or we are going to have more and more overhead in the community. If you have any questions or need any additional information please feel free to call or email me at 512.297.8651 or [marc.dickey@gmail.com](mailto:marc.dickey@gmail.com).

Thank you,

Marc Dickey

Example  
of  
How To  
Tie into  
a pole  
& go  
under  
ground



August 6, 2020

Village of Volente

ATTN: Permit Department

16100 Wharf Cove

Volente, Texas 78641

512-250-2075

RE: Variance Application

16308 Jackson Street Volente, Texas 78641

Village of Volente Permit Department:

Please accept the enclosed application and required documents for the above mentioned address. The lot is currently vacant. We will be constructing a single story, single family residence for individual property owners Michael Bibeault & Jerry Barnes.

In order to access electricity in their new home, we require access to the power lines currently in place on Jackson Street. The proper procedure to safely ensure adequate power is for the service provider, Pedernales Electric Cooperative, to install a new primary power pole within the property boundary line. Further, we then require a new power pole within the property boundary to connect the primary pole to the underground service which will initiate power to the new home. To clarify, we are requesting two poles to establish proper service for the homeowner.

If you need any additional information regarding this project, please feel free to contact me at 512-821-8803.

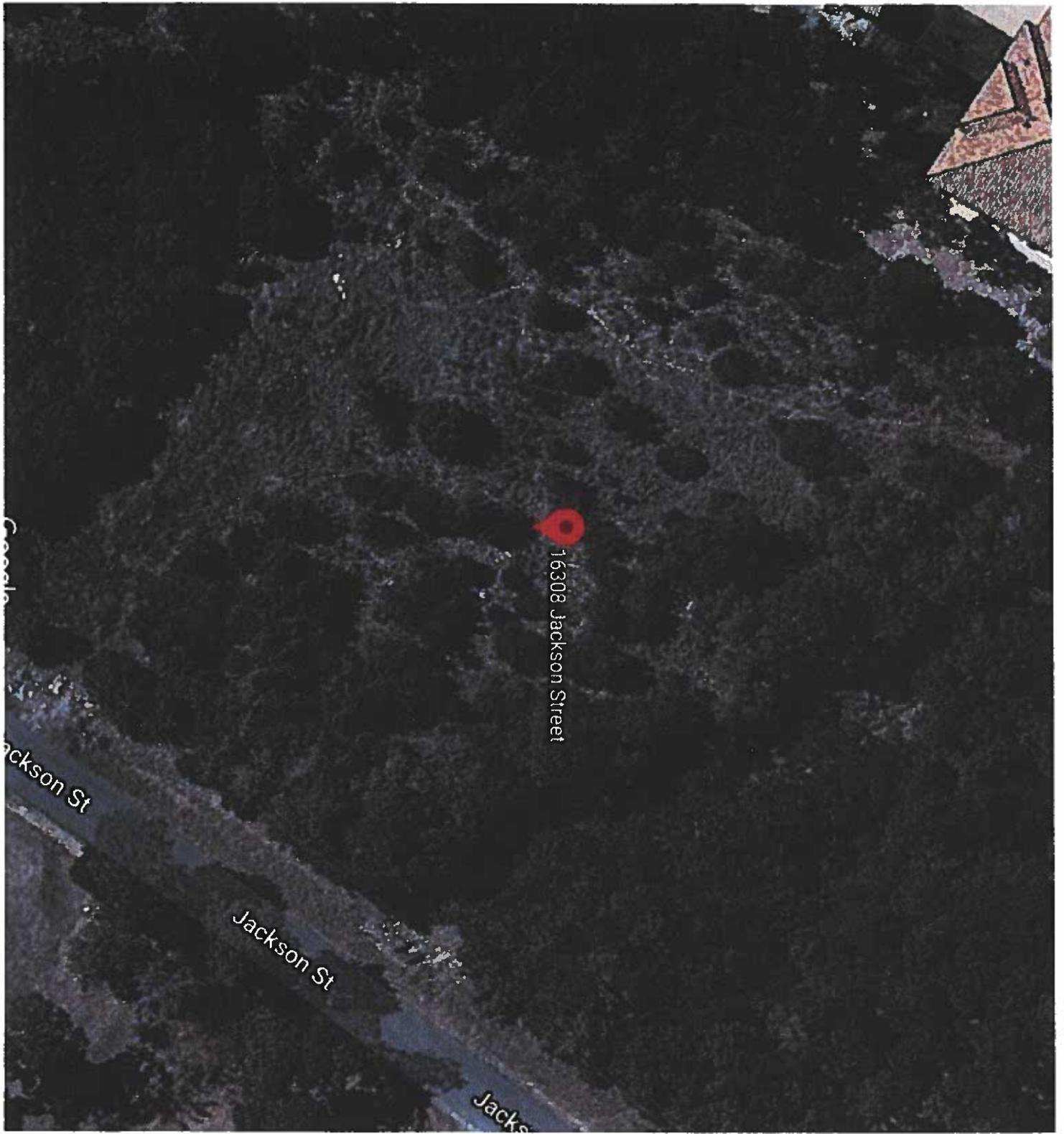
Sincerely,

A handwritten signature in black ink, appearing to read 'Chloe Butler', with a long horizontal flourish extending to the right.

Chloe Butler

Starts Coordinator

David Weekley Homes



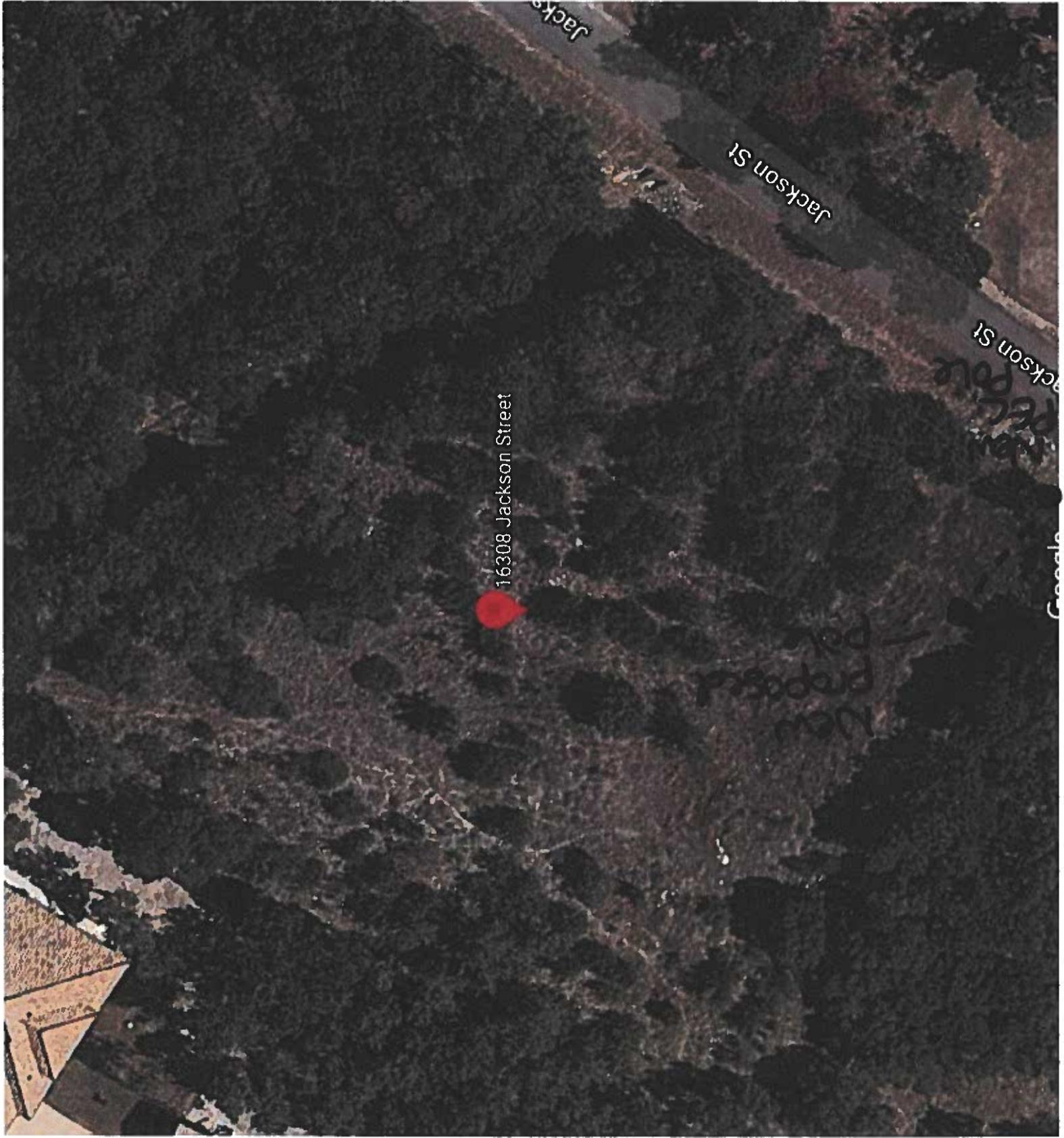
16308 Jackson Street

Crescent

Jackson St

Jackson St

Jacks



BANK OF AMERICA

06-798  
531

2907778

THE WEEKLEY GROUP OF COMPANIES  
1111 NORTH POST OAK ROAD  
HOUSTON, TEXAS 77055

1098630

05/06/20

\*\*\*\*\*\$3,300.00

VOID IF NOT CASHED IN 60 DAYS

PAY *Three Thousand Three Hundred And 00/100 Dollars*

TO THE ORDER OF: VILLAGE OF VOLENTE  
16100 WHARF COVE  
VOLENTE TX 78641

*Variance Deposit*

*[Handwritten Signature]*

AUTHORIZED SIGNATURE



MP

THE WEEKLEY GROUP OF COMPANIES  
1111 NORTH POST OAK ROAD  
HOUSTON, TEXAS 77055

VENDOR NO. - 1098630

CHECK NO. - 2907778

2171905

VENDOR - VILLAGE OF VOLENTE

CHECK DATE - 05/06/20

DETACH STATEMENT BEFORE DEPOSITING

Page 1 of 1

ACCOUNT NUMBER	DATE	DESCRIPTION	GROSS AMOUNT	DEDUCTIONS	AMOUNT PAID
16308 JACKSON ST	05/05/20	20669999 1670	1,100.00		1,100.00
16313 JACKSON ST	05/05/20	20239999 1670	1,100.00		1,100.00
7312 REED DR	05/05/20	20669999 1670	1,100.00		1,100.00

THE FACE OF THIS CHECK IS PRINTED BLUE - THE BACK CONTAINS A SIMULATED WATERMARK

BANK OF AMERICA

06-798  
531

2898877

THE WEEKLEY GROUP OF COMPANIES  
1111 NORTH POST OAK ROAD  
HOUSTON, TEXAS 77055

1098630

02/28/20

\*\*\*\*\*\$6,250.00

VOID IF NOT CASHED IN 60 DAYS

PAY *Five Thousand Two Hundred And Fifty And 00/100 Dollars*

TO THE ORDER OF: VILLAGE OF VOLENTE  
16100 WHARF COVE  
VOLENTE TX 78641

*Building Permits*

*[Handwritten Signature]*

AUTHORIZED SIGNATURE



MP

			3,300.00		3,300.00
					3,300.00

BANK OF AMERICA

66-798  
531

2912777

THE WEEKLEY GROUP OF COMPANIES  
1111 NORTH POST OAK ROAD  
HOUSTON, TEXAS 77055

1098630

06/10/20

\*\*\*\*\*\$3,300.00

VOID IF NOT CASHED IN 60 DAYS

PAY *Three Thousand Three Hundred And 00/100 Dollars*

TO THE ORDER OF: VILLAGE OF VOLENTE  
16100 WHARF COVE  
VOLENTE TX 78641



AUTHORIZED SIGNATURE



THE WEEKLEY GROUP OF COMPANIES  
1111 NORTH POST OAK ROAD  
HOUSTON, TEXAS 77055

VENDOR NO. - 1098630 CHECK NO. - 2912777  
VENDOR - VILLAGE OF VOLENTE CHECK DATE - 06/10/20

2177306

DETACH STATEMENT BEFORE DEPOSITING

Page 1 of 1

INVOICE NUMBER	DATE	DESCRIPTION	GROSS AMOUNT	DEDUCTIONS	AMOUNT PAID
16308 JACKSON ST	06/09/20	20660274 1208 16308 Jackson Street	1,100.00		1,100.00
16313 JACKSON ST	06/09/20	20239999 1670	1,100.00		1,100.00
7312 REED DR	06/09/20	20669999 1670	1,100.00		1,100.00
RECEIVED: <u>6/19/2020</u> SCANNED: <u>6/19/2020</u> ENTERED: _____ DEPOSITED: _____ PAID: _____ CHECK: _____					
			3,300.00		3,300.00 3,300.00

THE WEEKLEY GROUP OF COMPANIES  
1111 NORTH POST OAK ROAD  
HOUSTON, TEXAS 77055

2896877

1098630

02/26/20

\*\*\*\*\*\$5,250.00

VOID IF NOT CASHED IN 60 DAYS

PAY Five Thousand Two Hundred And Fifty And 00/100 Dollars

TO THE ORDER OF: VILLAGE OF VOLENTE  
16100 WHARF COVE  
VOLENTE TX 78641



AUTHORIZED SIGNATURE

CFM

building Permit Application Fee's for 16308 Jackson, 16313 Jackson and 7312 Reed Dr.

2160543

THE WEEKLEY GROUP OF COMPANIES  
1111 NORTH POST OAK ROAD  
HOUSTON, TEXAS 77055

VENDOR NO. - 1098630

CHECK NO. - 2896877

VENDOR - VILLAGE OF VOLENTE

CHECK DATE - 02/26/20

DETACH STATEMENT BEFORE DEPOSITING

Page 1 of 1

INVOICE NUMBER	DATE	DESCRIPTION	GROSS AMOUNT	DEDUCTIONS	AMOUNT PAID
16308 JACKSON ST	02/21/20	20669999 1670	1,750.00		1,750.00
16313 JACKSON ST	02/21/20	20239999 1670	1,750.00		1,750.00
7312 REED DR	02/21/20	20669999 1670	1,750.00		1,750.00
Builders Deposit \$					
16308 Jackson \$ 1,750.00					
16313 Jackson \$ 1,750.00					
7312 Reed Dr \$ 1,750.00					

RECEIPT DATE 3/2/2020 No. 465092

RECEIVED FROM The Weekley Group of Companies \$5,250.00

Five thousand two hundred and fifty dollars DOLLARS

FOR RENT  
FOR 16308 Jackson & 16313 Jackson Builders Permit

ACCOUNT	
PAYMENT	5250.00
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM Chloe Butler TO Village of Volente

BY James Akmal

CHK # 2896877

RECEIVED: 3/3/2020  
SCANNED: 3/3/2020  
ENTERED: \_\_\_\_\_  
DEPOSITED: \_\_\_\_\_  
PAID: \_\_\_\_\_  
CHECK: 2896877

5,250.00

5,250.00  
5,250.00

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Village of Volente Planning and Zoning Commission will hold a Special Called Meeting and Public Hearings on Monday, September 21, 2020 at 5:30 PM to consider the following:

The meetings will be conducted utilizing a videoconferencing tool. Planning and Zoning Commission, City Council members, staff and citizens will participate via audio only. Instructions and direct links to view the meetings or speak during citizens comment can be found at [villageofvolente-tx.gov](http://villageofvolente-tx.gov).

To participate in the citizens comment portion of the meeting all questions or comments must be submitted 3 hours prior to the beginning of the meetings utilizing the Village's email [city.secretary@volentetexas.gov](mailto:city.secretary@volentetexas.gov). The virtual login will start approximately 20 minutes prior to the meetings which will begin at 5:30 p.m. For information concerning these matters email [city.secretary@volentetexas.gov](mailto:city.secretary@volentetexas.gov).

### **APPLICATION FOR VARIANCE:**

Request by Mike and Debbie Gold and Bryan and Ligaya Thompson for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install an overhead utility pole as shared use as needed at the property lines at the location (8017 and 8023 Lakeview Street) Lake Travis Sub. No 1 Lot A/Lot B. 1.07 acres/1.06 acres.

### **APPLICATION FOR VARIANCE:**

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at the location (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

### **APPLICATION FOR VARIANCE:**

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 1 new primary pole as needed at the location in the easement location 16304 Jackson Street, Lot 17, Block A Village of Volente Phase 2, 1.40 acres property belonging to: Saye Kiaei Trust 4438 North 85th Street Scottsdale, AZ 85251-2827. Electrical primary pole for power to (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

### **APPLICATION FOR VARIANCE:**

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.02.041, (General Requirements and Limitations, Conformity to building setback requirements) Ordinance No. 2016-O-173, Sec 30.108.(16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

### **APPLICATION FOR VARIANCE:**

Request by David Weekley Homes on behalf of Jerry Barnes and Michael Bibeault for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at the location (16308 Jackson Street) Lot 16 Block A, Village at Volente Phase 2. 1.29 acres.

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Village of Volente City Council will hold a Special Called Meeting and Public Hearings on Tuesday, September 22, 2020 at 5:30 PM to consider the following:

The meetings will be conducted utilizing a videoconferencing tool. Planning and Zoning Commission, City Council members, staff and citizens will participate via audio only. Instructions and direct links to view the meetings or speak during citizens comment can be found at [villageofvolente-tx.gov](http://villageofvolente-tx.gov).

To participate in the citizens comment portion of the meeting all questions or comments must be submitted 3 hours prior to the beginning of the meetings utilizing the Village's email [city.secretary@volentetexas.gov](mailto:city.secretary@volentetexas.gov). The virtual login will start approximately 20 minutes prior to the meetings which will begin at 5:30 p.m. For information concerning these matters email [city.secretary@volentetexas.gov](mailto:city.secretary@volentetexas.gov).

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### **APPLICATION FOR VARIANCE:**

Request by David Weekley Homes on behalf of Jerry Barnes and Michael Bibeault for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at the location (16308 Jackson Street) Lot 16 Block A, Village at Volente Phase 2. 1.29 acres.

*Public Notice of a Variance Requests within  
200 feet of Your Property*

**Planning and Zoning Commission Meeting: September 21, 2020 at 5:30 p.m.**

**City Council Meeting: September 22, 2020 at 5:30 p.m.**

**Jerry Barnes and Michael Bibeault 16308 Jackson Street**

**VARIANCE FOR:**

Notice is hereby given that public hearings will be held at the Village of Volente Planning and Zoning Commission meeting at 5:30 p.m. on Monday, September 21, 2020 and at the City Council meeting at 5:30 p.m. on Tuesday, September 22, 2020 at the Volente City Hall, 16100 Wharf Cove, Volente, TX 78641 on Zoom Meeting to consider:

**A variance from the Village of Volente Code of Ordinances as follows: Sections 9.05.124 (Electrical, Cable, Telephone and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install two (2) new overhead utility poles as needed at the location (16308 Jackson Street) Lot 16, Block A, Village at Volente Phase 2, 1.29 acres.**

**REMOTE ACCESS ONLY:**

In accordance with the order of the Office of the Governor issued March 16, 2020, the City Council of the Village of Volente will conduct a video conference meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Corona virus (COVID19).

**Join Zoom Meeting**

The public may participate in this meeting by dialing in to the following toll-free number:

**(346) 248-7799, Meeting ID 763 391 2006, Password: 7B6qDk (passwords are case sensitive)**

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing [city.secretary@volentetexas.gov](mailto:city.secretary@volentetexas.gov).

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to [city.secretary@volentetexas.gov](mailto:city.secretary@volentetexas.gov) for Planning & Zoning by 12:00 Noon on Monday, September 21, 2020, for City Council by 12:00 Noon Tuesday, September 22, 2020.

7014 0150 0002 0987 3067

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Round Rock, TX 78665

**OFFICIAL USE**

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	\$2.85	38
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/16/2020

Sent To: Andrew Wagner  
 Street, Apt. No., or PO Box No.: 3844 Laurel Ridge Dr.  
 City, State, ZIP+4: Round Rock, TX 78665-1158

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0002 0987 3126

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Leander, TX 78641

**OFFICIAL USE**

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/16/2020

Sent To: Kenneth & Julie James Lorena Umas  
 Street, Apt. No., or PO Box No.: 16416 Jackson St  
 City, State, ZIP+4: Volente, TX 78641

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0002 0987 3111

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Leander, TX 78641

**OFFICIAL USE**

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	\$2.85	38
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/16/2020

Sent To: Stephen & Judith Bellenger  
 Street, Apt. No., or PO Box No.: 16405 Jackson St  
 City, State, ZIP+4: Volente, TX 78641

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0002 0987 3104

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

Leander, TX 78641

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	\$2.85	38
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/16/2020

Sent To: Jason Hansen  
 Street, Apt. No., or PO Box No.: 16300 Jackson St  
 City, State, ZIP+4: Volente, TX 78641

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0002 0987 3074

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Austin, TX 78726

**OFFICIAL USE**

Postage	\$3.55	0189
	\$2.85	38
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/16/2020

Sent To: Michael & Eilean Ditto Apt  
 Street, Apt. No., or PO Box No.: 9009 N FM 620 Rd #602  
 City, State, ZIP+4: Austin, TX 78726-4220

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0002 0987 3096

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Leander, TX 78641

**OFFICIAL USE**

Postage	\$3.55	0189
	\$2.85	38
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/16/2020

Sent To: Joseph & Julie Culin  
 Street, Apt. No., or PO Box No.: 16413 Sherman St  
 City, State, ZIP+4: Volente, TX 78641

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0002 0987 3081

U.S. Postal Service (TM)  
**CERTIFIED MAIL (TM) RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Leander, TX 78641  
**OFFICIAL USE**

Postage	\$3.55
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.95

0189  
38  
Postmark  
Here  
09/16/2020

Sent To timothy moms  
 Street, Apt. No.,  
 or PO Box No. 16409 Sherman  
 City, State, ZIP+4 Volente, TX 78641

# APPLICATION FOR RESIDENTIAL BUILDING PERMIT

(CHECK ONE & INCLUDE NECESSARY SUPPORTING MATERIAL)



VILLAGE OF  
**VOLENTE**

VOV USE  
ONLY:

Date Submitted:

Amount Rec'd:

Receipt No.

Date Approved  
by Engineer:

Address of Property: 16308 Jackson Street

Legal Description: LOT 16 BLK A VILLAGE AT VOLENTE PHS 2

Property Owner Name(s): Jerry Barnes & Michael Bibeault

Telephone: 512-585-9070 Email: jrbarne@austin.rr.com

Mailing Address: 7304 Halbert Dr. Austin, TX 78750

Contractor: David Weekley Homes Contact Name: Chloe Butler

Telephone: 512-821-8803 Email: cbutler@dwhomes.com

Mailing Address: 9000 Waterford Centre Blvd Austin, TX 78758

*\*Authorized Agent form must be completed if applicant is not owner*

Existing Use: Vacant Proposed Use: New Single Family Residence

Existing Zoning: SR Gross Acres: 1.2900 Project Valuation: ~\$399,000

Brief Description of Proposed Work: New Single Story, Single Family Residence

with 3 bedrooms, 3.5 bathrooms and a 3-car garage

**The following items or information must be submitted along with this application:**

■ **Description:** Written proposal for the project and/or site plan. Describe in as much detail as possible the current and proposed uses/activities. Attach separate sheets as necessary.

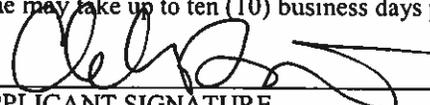
■ **Plans:** 1 printed copy of the building plans (if applicable) for the property and electronic submission of the plans to the Village of Volente via email.

■ **Deposit:** Made payable to the Village of Volente for the amount shown in the Fee Schedule.

■ **Tax Receipt, Closing Statement or Deed, Authorized Agent Form, & Variance Application as applicable.**

## SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION

That I, as owner or duly authorized officer of the property hereinafter referenced, do hereby execute this document, acknowledge the above statements to be true and accurate to the best of knowledge, and understand that knowing and willful falsification of information will result in rejection of my application and may be subject to criminal prosecution. I agree to compliance with all applicable codes and ordinances of the Village. I authorize the Village or their representatives to visit and inspect the property for which this application is being submitted. I further understand that Village Staff review time may take up to ten (10) business days per review.

  
APPLICANT SIGNATURE

Chloe Butler

Printed Name

8/6/2020

Date

STAFF:

\_\_\_\_\_

Authorized Agent Affidavit



VILLAGE OF  
**VOLENTE**

I/We, Michael Bibault, Jerry Barnes  
owner(s) of 16308 Jackson St.  
authorize Chloe Butler; David Weekley Homes  
to represent and act on my behalf regarding the above named property for the  
purpose of preparing and submitting applications or requests for inspections to the  
Village of Volente for review and approval of the following:

Residential Building  
(Type of Application, Permit or Inspection)

[Signature]  
Signature

Michael Bibault  
Print Name

1/31/2020  
Date

[Signature]  
Signature

JERRY BARNES  
Print Name

1/31/2020  
Date

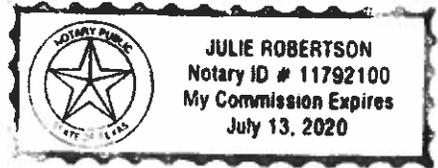
The State of Texas  
County of TRAVIS

BEFORE ME, the above signed authority, on this day personally appeared  
Michael Bibault and Jerry Barnes  
known to me to be the person whose name ~~is~~ subscribed to the foregoing  
instrument and acknowledged to me that (s)he executed same for the purpose and  
consideration therein expressed in the above affidavit.

Given under my hand and seal of office on this 31 day of 01  
2020.

Notary Public: Julie Robertson

My Commission Expires: 01/13/2020



August 6, 2020

Village of Volente

ATTN: Permit Department

16100 Wharf Cove

Volente, Texas 78641

512-250-2075

RE: Building Permit Application

16308 Jackson Street Volente, Texas 78641

Village of Volente Permit Department:

Please accept the enclosed application and required documents for the above mentioned address. The lot is currently vacant. We will be constructing a single story, single family residence for individual property owners Michael Bibeault & Jerry Barnes. The home will be 2,776 HVAC sq. with an attached, side entry, 3 car garage (total foundation area 4458 sqft.). All specifics, including square footage information, etc. may be found on the enclosed plans.

The well for the property will be installed by Texan Water. A septic system will be installed and the Authorization to Construct and OSSF application will be submitted by Paul Swoyer Septics, LLC.

If you need any additional information regarding this project, please feel free to contact me at 512-821-8803.

Sincerely,

A handwritten signature in black ink, appearing to read "Chloe Butler", with a stylized flourish at the end.

Chloe Butler

Starts Coordinator

David Weekley Homes

**Butler, Chloe**

---

**From:** Jay Barnes <jrbarnes@austin.rr.com>  
**Sent:** Thursday, February 13, 2020 1:57 PM  
**To:** Butler, Chloe  
**Subject:** Fwd: Government Payments - EZNETPAY

Hi Chloe, here is what I received yesterday from the Travis county tax office. Thanks!

- Jay

Begin forwarded message:

**From:** payment@eznetpay.net  
**Date:** February 12, 2020 at 16:00:24 CST  
**To:** jrbarnes@austin.rr.com  
**Subject:** Government Payments - EZNETPAY

Travis County Tax Office ([www.TravisCountyTax.org](http://www.TravisCountyTax.org))

**PAYMENT RECEIPT**

---

**Transaction Details**

---

Payment To	Travis County Tax Office ( <a href="http://www.TravisCountyTax.org">www.TravisCountyTax.org</a> )
Payment For	Property Taxes
Account Number	01725306020000
Name	Jerry R Barnes
Payment Date	02/12/2020
Payment Time	04:00:21 PM, CST
Payment Type	Electronic Check DIGITAL FEDERAL CREDIT UNION - xxxxx9436
Reference #	9200813223
Transaction ID:	20380779
Payment Amount	<b>\$3366.60</b>
Service Fee	<b>\$1.00</b>
Total Amount	<b>\$3367.60</b>

---

**PLEASE NOTE:**

---

**The payment amount charged on your statement will be notated by the words: "GOVERNMENT PAYMENTS"**

---

If you have any questions regarding this transaction, you may call Government Payments - EZNETPAY at 956-682-3466 during our business hours of 8:00 AM to 5:00 PM CST Monday through Friday.



SEARCH



RESULTS



CART



MENU

## Property Tax Information

### Ownership Information

Account#	Owner Name	Mailing Address	Legal Description
01725306020000	HAGERMAN SCOTT LEWIS &	DEBORAH FAY HAGERMAN 3424 SCENIC OVERLOOK TRL AUSTIN, TX 78734-4361	LOT 16 BLK A VILLAGE AT VOLENTE PHS 2

### 2019 Tax Year Detail

Taxing Unit	Assessed Value	Net Taxable Value	Base Due	Penalty /Interest	Attorney Fees /Other Fees	Total
TRAVIS COUNTY	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
TRAVIS CENTRAL HEALTH	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
VILLAGE OF VOLENTE	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
ACC (TRAVIS)	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
LEANDER ISD	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
TRAVIS COUNTY ESD #14	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Oct 03, 2019 04:34 PM Fee: \$38.00

2019154548

\*Electronically Recorded\*

AFTER RECORDING MAIL TO:  
Michael David Bibeault  
7304 Halbert Drive  
Austin, TX 78750

Prepared By:  
Robertson Anschutz Vettors, LLC  
1500 CityWest Boulevard, Ste. 700  
Houston, TX 77042

GENERAL WARRANTY DEED

19 26059

15-ITC

~~NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.~~

THAT Scott Lewis Hagerman and Deborah Fay Hagerman, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Michael David Bibeault and Jerry R. Barnes, II, hereinafter called "Grantee", whose mailing address is 7304 Halbert Drive, Austin, TX 78750, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of One Hundred Seventeen Thousand Nine Hundred Dollars (\$117,900.00), of even date herewith, payable to the order of First Centennial Mortgage Corporation, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to Ruth W. Garner, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in Travis County, Texas, to-wit:

Lot 16, Block A, VILLAGE AT VOLENTE, PHASE TWO, according to the map or plat thereof, recorded in Volume 99, Page 277, Plat Records, Travis County, Texas

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.



\* M C W R N T D E E D \*

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

NOTWITHSTANDING any provision in this general warranty deed to the contrary, Grantees acknowledges and agrees that Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (a) the value, nature, quality or condition of the Property; (b) the suitability of the Property for any and all activities and uses of purchaser; (c) the merchantability, profitability or fitness for a particular purpose of the Property; (d) the manner or quality of the construction or materials, if any, incorporated into the Property; and (e) the manner, quality, state of repair or lack of repair of the Property.

**\*\*THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK\*\***



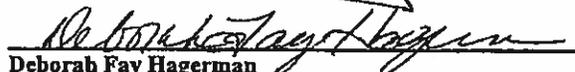
This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Executed date: October 2, 2019

  
\_\_\_\_\_  
Scott Lewis Hagerman

  
\_\_\_\_\_  
Deborah Fay Hagerman



State of TEXAS

County of TRAVIS

This instrument was acknowledged before me on [Date] 10/2/2019  
by **Scott Lewis Hagerman and Deborah Fay Hagerman.**

Notary Public: check the appropriate box - and only one box - as applicable to this notarial act:

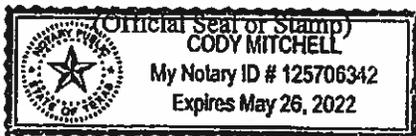
- This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
- This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

*Cody Mitchell*

Notary Public (Signature of Notarial Officer)

(Printed Name of Notarial Officer)

My commission expires: \_\_\_\_\_





# Village of Volente

16100 Wharf Cove  
 Volente, Texas 78641  
 Phone/Fax: (512) 250-2075  
 Email: [city.admin@volentetexas.gov](mailto:city.admin@volentetexas.gov)  
 Web: [www.volentetexas.gov](http://www.volentetexas.gov)

## PLAN REVIEW

<b>16308 Jackson Street</b>	Chloe Butler/ David Weekley Homes			7/8/2020
Address:	Permit Applicant			Date Revised
Village at Volente	2	A	16	
Subdivision	Section	Phase	Block	Lot
New Residence	R3		V-B	
Project:	Zoning	Group	Construction Type:	

### REVIEW – CONDITIONALLY APPROVED

#### Documentation Submitted

Document	Document Date	A/E/S Seal	Registration #
Site Plan	6/27/2020		
Foundation	2/18/2020	PE	75494
Structural Framing	2/17/2020	PE	72092
Wind Brace Plan	2/17/2020	PE	72092
Building Design	6/27/2020		
Roof Plan	6/27/2020		
Electrical Plans	6/27/2020		
Energy Conservation	3/17/2020		

#### Comments

	A site plan was submitted. It is the responsibility of the builder to ensure that building setbacks and easements are observed. A form check survey by a licensed professional surveyor may be required prior to concrete placement.
	The builder is to ensure that the final drainage flows away from the structure per IRC. <b>Inspector will site verify code compliance of drainage.</b>
	The builder is to ensure compliance with all Village of Volente adopted Ordinances.
IRC Chpt. 11 IECC 2009	Please assure values assumed in ResCheck calculations are incorporated into home construction. Please be advised proposed U values and shading coefficients for windows will be site-verified.
IRC R308.4	Tempered glass is required within 2' of any swinging opening, by bathing areas, and along walking paths where the glass will be within 2' of the finished floor. Additional tempered glass appears to be necessary. <b>Inspector will site verify.</b>
IRC R308.4, #7	Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location. <b>Inspector will site verify.</b>
IRC R703.8	Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components.
IBC 1609.1.3	Anchorage against overturning, uplift and sliding. Structural members and systems and components and cladding in a building or structure shall be anchored to resist wind-induced overturning, uplift and sliding and to provide continuous load paths for these forces to the foundation. Tie-downs shall be utilized to secure structure. Inspector shall site verify. Inspector may require verification of code compliance with a letter from a structural engineer.
IRC R806	Attic ventilation is required. The minimum ratio is 1:300 where "ridge" ventilation is used, and 1:150 where only soffit ventilation is used.
IRC R807.1	The rough framed opening of the attic access shall not be less than 22 x 30 inches and

CC: File, Village of Volente, Applicant

	shall be located in a hallway or other readily accessible location. <b>Inspector will site verify.</b>
IRC P2801.5	Metal pan required where water damage from water heater can occur. <b>Inspector will site verify.</b>

### **INSPECTIONS REQUIRED**

#### **House**

1. Temporary Construction Power Inspection
2. Plumbing Rough-In / Foundation Layout Inspection
3. Water / Sewer Yard Lines Inspection
4. Under Slab Water Distribution Piping Inspection
5. \*\*1
6. Frame, Mechanical, Electrical, Plumbing Rough-In Inspection
7. Re-Frame and Insulation (Energy 1) Inspection
8. \*\*2
9. Wallboard Inspection
10. Gas Test and/or Electrical Service Inspection
11. Final Inspection (Building, Mechanical, Electrical, Plumbing and Energy 2)

#### **\*\* Additional Inspections to be performed by others.**

- \*\*1. Foundation Pre-Pour Inspection By Design Engineer. Certification letter from design engineer to be delivered to the Village of Volente prior to issuance of CO.
- \*\*2. 2009 IECC Compliance Inspection (Duct Leakage Test). Passing report from third-party HERS rater to be delivered to Village of Volente prior to issuance of CO. Following link identifies qualified HERS rater companies:

[http://www.energystar.gov/index.cfm?fuseaction=new\\_homes\\_partners.showStateResults&s\\_code=TX](http://www.energystar.gov/index.cfm?fuseaction=new_homes_partners.showStateResults&s_code=TX)

**To schedule City inspections, contact the Village of Volente @ 512-250-2075.**

**Plans must be on-site when inspections are being performed.**

#### **Plan Review Limitations**

*This plan review describes observations made by ATS in consideration of the referenced codes and does not include recommendations for remedial actions. No independent design or engineering analyses of the architectural, fire protection, structural, mechanical, electrical, plumbing or energy systems has been performed to verify the suitability or performance of the proposed systems, features and components. This review does not include Dark Sky Fire, Health, Irrigation, Landscape, Parking, Signage, Technology or Zoning.*

*ATS makes no warranties or guarantees, either expressed or implied that all items of a deficient nature and/or improper construction techniques, etc have been discovered and commented upon in this plan review. This plan review has been prepared to identify the current code deficiencies observed and should not be considered an exhaustive description of every item that may require correction and/or clarification.*

*Review and acceptance of these plans for construction does not alleviate the responsibility of the design professional(s) and contractor(s) to comply with the code in its entirety. Field verification must also be completed to ensure compliance with jurisdiction-adopted code(s), ordinances and requirements of other authorities having jurisdiction. ATS has been engaged as a "Building Official" with regard to providing plan review services and inspections and has proceeded as such with the express understanding that the provisions of IBC Section 104 govern its limitations of liability.*

SCALE: 1" = 30'

LIVING SQUARE FOOTAGE		
1ST FLOOR	2776	SQ FT
TOTAL LIVING	2776	SQ FT
LOT	56499	SQ FT
TOTAL SLAB SQUARE FOOTAGE		
HOUSE	2776	SQ FT
3 CAR GARAGE	1117	SQ FT
FRONT PORCH	52	SQ FT
COVERED PORCH	513	SQ FT
TOTAL SLAB	4458	SQ FT
SLAB COVERAGE	7.89%	
TOTAL IMPERVIOUS COVERAGE SQUARE FOOTAGE		
DRIVEWAY	2413	SQ FT
SIDEWALK	29	SQ FT
A/C	16	SQ FT
COURTYARD	1734	SQ FT
TOTAL IMPERVIOUS	8650	SQ FT
TOTAL COVERAGE	15.31%	
FINISHED HEIGHT	17'-5 1/2"	

**LCRA HIGHLAND LAKES WATERSHED ORDINANCE**  
**WATER QUALITY MANAGEMENT DESIGN CODE - Commercial/Development - Alternative Standards**  
Adopted March 14, 2008

Use of an individual drainage area form  
 All references to tables and figures can be found in the Highland Lakes Ordinance Water Quality Technical Manual  
 Cells shaded in light green are flow control cells

PROJECT:  
 Drainage Area ID: **0001**  
 Drainage Area (BA): **0001**

Component	Area	Impervious
Impervious	8650	100%
Permeable	1227	0%
<b>Total</b>	<b>9877</b>	<b>86.9%</b>

1. If commercial impervious area is 10% or more, it shall be treated as impervious. If less than 10%, it shall be treated as pervious.  
 2. If 75% or more of the impervious area is paved, it shall be treated as impervious. If less than 75%, it shall be treated as pervious.

3. The impervious area of a driveway shall be treated as pervious if it is paved with permeable material.

1 year 2-hour rainfall = 1.35 inches  
 Compute Runoff Volume for the 1-year storm = 0.35 million gallons  
 Compute Peak Runoff Rate (PQR) = 1.827 million gallons per hour  
 Compute Required Filter Area = 1.827 million gallons per hour / 0.0001 gallons per square foot per hour = 18,270,000 square feet

Filter Type	Area	Efficiency
Vegetative Filter Strip	1,200	20%
Vegetative Filter Strip	1,200	20%
Vegetative Filter Strip	1,200	20%

4. The required filter area shall be the sum of the areas of the individual filter strips.

5. The required filter area shall be increased by 25% to provide for safety.

6. The required filter area shall be increased by 25% to provide for safety.

TAG#	TYPE	CHARACTERISTICS	DIAMETER (INCHES)
1	LIVE OAK	SINGLE	8"
2	CEDAR	TRIPLE	8", 8", 4"
3	CEDAR	TRIPLE	12", 6"
4	CEDAR	SINGLE	14"
5	CEDAR	TRIPLE	7", 4", 2"
6	CEDAR	TRIPLE	8", 4", 4", 4"
7	CEDAR	TRIPLE	8", 3"
8	CEDAR	TRIPLE	8", 6"
9	CEDAR	TRIPLE	8", 6"
10	CEDAR	TRIPLE	10", 8", 8", 8", 8"
11	LIVE OAK	TRIPLE	7", 8", 4"
12	CEDAR	SINGLE	10"
13	CEDAR	SINGLE	8"
14	CEDAR	SINGLE	10"
15	LIVE OAK	SINGLE	8"
16	LIVE OAK	SINGLE	8"
17	LIVE OAK	SINGLE	7", 8"
18	LIVE OAK	SINGLE	8", 8"
19	LIVE OAK	SINGLE	8", 8"
20	LIVE OAK	SINGLE	8", 8"
21	LIVE OAK	SINGLE	7", 8"
22	LIVE OAK	SINGLE	8", 8"

**DRAINAGE NOTE:**

DRAINAGE WILL NOT ADVERSELY IMPACT ADJOINING LOTS AND ANY DRAINAGE EXITING THE LOT ONTO AN ADJOINING PROPERTY WILL BE DIRECTED TO A COMMON PROPERTY PNL.

**SITE PLAN NOTES**

- 1.) NO EXISTING STRUCTURES ON PROPERTY.
- 2.) NO PORTION OF THE PROPERTY IS IN OR ADJOINING THE 100-YEAR FLOOD PLAIN.
- 3.) BUILDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE AROUND ENTIRE STRUCTURE.
- 4.) FINISHED GRADES AS CALLED ON THE PLANS ARE APPROXIMATES AND SHOULD BE VERIFIED WITH ARCHITECTURAL AND ENGINEERING PLANS.

**FLOOD NOTE**

According to our latest copy of the Flood Insurance Rate Maps (F.I.R.M.) Community No. 48453C0215H, Panel No. 784, dated 09/26/2008, the subject property does not appear to be within the Special Flood Hazard Zone Area & has a Zone X rating. All Points Surveying has not conducted an independent flood study and does not warrant the accuracy or current status of any F.E.M.A. map.

TAG#	TYPE	CHARACTERISTICS	DIAMETER (INCHES)
23	CEDAR	SINGLE	8"
24	LIVE OAK	SINGLE	6"
25	LIVE OAK	SINGLE	6"
26	CEDAR	SINGLE	6"
27	CEDAR	SINGLE	6"
28	CEDAR	TRIPLE	8", 6", 8"
29	CEDAR	SINGLE	14"
30	CEDAR	SINGLE	12"
31	CEDAR	SINGLE	6"
32	CEDAR	SINGLE	12"
33	CEDAR	SINGLE	7", 8"
34	CEDAR	SINGLE	7", 8"
35	CEDAR	SINGLE	7", 8"
36	CEDAR	SINGLE	8", 8"
37	CEDAR	SINGLE	8", 8"
38	CEDAR	SINGLE	8", 8"
39	CEDAR	TRIPLE	7", 4", 8"
40	LIVE OAK	SINGLE	6"
41	LIVE OAK	SINGLE	6"
42	LIVE OAK	SINGLE	6"
43	LIVE OAK	SINGLE	6"
44	CEDAR	TRIPLE	7", 8", 8", 8", 8"

TAG#	TYPE	CHARACTERISTICS	DIAMETER (INCHES)
45	CEDAR	SINGLE	7"
46	CEDAR	TRIPLE	8", 4"
47	CEDAR	SINGLE	11"
48	LIVE OAK	SINGLE	8"
49	LIVE OAK	TRIPLE	8", 8"
50	LIVE OAK	SINGLE	8"
51	LIVE OAK	SINGLE	7"
52	LIVE OAK	SINGLE	6"
53	LIVE OAK	SINGLE	7"
54	CEDAR	TRIPLE	14", 12", 10", 8"
55	CEDAR	TRIPLE	11", 8"
56	CEDAR	TRIPLE	8", 8", 8"
57	CEDAR	SINGLE	11"
58	CEDAR	SINGLE	10"
59	CEDAR	SINGLE	11"
60	CEDAR	TRIPLE	11", 11", 11", 7", 4"
61	CEDAR	SINGLE	11"
62	CEDAR	TRIPLE	11", 8"
63	POST OAK	SINGLE	8"
64	CEDAR	SINGLE	11"
1943	LIVE OAK	SINGLE	8"

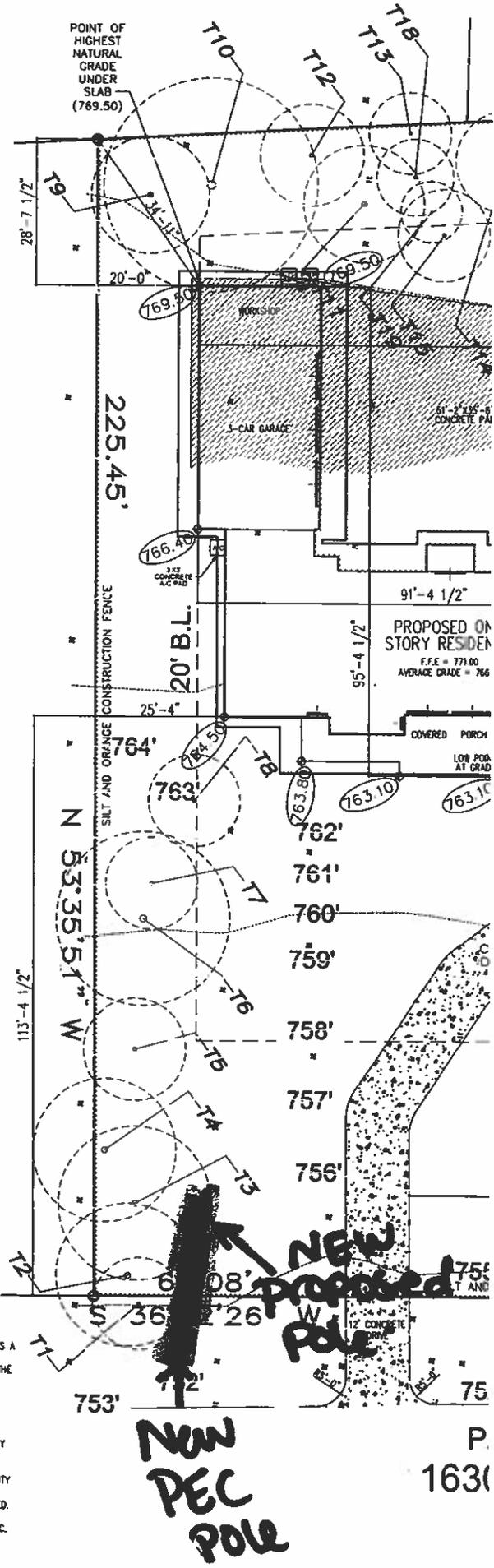
SCREENING MUST COMPLY W/ VOY ORDINANCES

NOTE: YARD TO BE SCULPTED TO PREVENT DRAINAGE FROM CROSSING OVER PROPERTY LINE.  
 DRAINAGE WILL NOT ADVERSELY IMPACT ADJOINING LOTS & WILL BE CARRIED TO A COMMON PROPERTY CORNER BEFORE EXITING THIS LOT.

AVERAGE GRADE CALCS	
HIGH POINT GRADE	= 769.50
LOW POINT GRADE	= 763.10
TOTAL	= 1,532.60
AVERAGE GRADE	= 768.30

**SITE PLAN GENERAL NOTES:**

1. APPLICABLE REGULATIONS: THIS SITE PLAN AND EVERYTHING DEPICTED REMAINS SUBJECT TO THE ZONING ORDINANCE, THE DEVELOPMENT ORDINANCES AND OTHER ORDINANCES, RULES AND REGULATIONS OF THE VILLAGE OF VOLUPTÉ ("CITY"). ALL AS HERETOFORE AND HEREAFTER AMENDED ("APPLICABLE REGULATIONS"). APPLICABLE REGULATIONS CHANGE OVER TIME. WORDS AND PHRASES USED IN THIS SITE PLAN HAVE THE SAME MEANINGS AS IN THE CORRESPONDING APPLICABLE REGULATIONS, UNLESS A DIFFERENT MEANING IS CLEARLY INDICATED BY THE CONTEXT.
  2. PERMITS & APPROVALS: GENERALLY, CONSTRUCTION OR ALTERATION OF BUILDINGS OR OTHER FEATURES IS PROHIBITED WITHOUT A PERMIT OR OTHER APPROVAL FROM THE CITY. CONSTRUCTION OR ALTERATION IS GENERALLY GOVERNED BY APPLICABLE REGULATIONS.
  3. DEED RESTRICTIONS: NOTHING IN THIS SITE PLAN AVOWS OR REMOVES ANY "DEED RESTRICTIONS" PLAT RESTRICTIONS OR OTHER CONDITIONS, COVENANTS OR RESTRICTIONS, ALL OF WHICH REMAIN IN EFFECT.
  4. EFFECT OF APPROVAL: APPROVAL OF THIS SITE PLAN SHOWS ONLY THAT THE BUILDING OFFICIAL DID NOT NOTICE NON-COMPLIANCE. APPROVAL OF THIS SITE PLAN DOES NOT: 1) SHOW THAT ANY AREA, BUILDING, OR OTHER ITEM COMPLIES WITH APPLICABLE REGULATIONS. 2) AUTHORIZE OR EXCUSE ANY NON-COMPLIANCE WITH APPLICABLE REGULATIONS (WHETHER IN EFFECT NOW OR ADOPTED LATER, OR 3) RELINQUISH OR IMPAIR ANY PROPERTY RIGHT OF THE CITY. NO APPROVAL AND ESPECIALLY NOT A MISTAKEN APPROVAL PRECLUDES SUBSEQUENT ENFORCEMENT ACTION OR ASSERTION OF PROPERTY RIGHTS.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE APPLICANT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR COMPLIANCE BY CITY ENGINEERS.
- NOTES: 1. SEE SHEET A-3 FOR NOTES AND DETAILS. 2. OWNER SHALL COORDINATE NEW WASTE LINE TO TIE INTO EXISTING SEPTIC SYSTEM. 3. NO TREES TO BE REMOVED. 4. A CROWN WILL BE CONSTRUCTED AT THE NEW DRIVEWAY TO FACILITATE WATER DRAINAGE ALONG THE EXISTING DRAINAGE PATTERNS. 5. OUTDOOR LIGHTING SHALL COMPLY WITH FOLLOWING: A. WALL PACKS ARE PROHIBITED UNLESS FULLY SHIELDED. B. LUMINAIRES OVER 1800 LUMENS MUST BE FULLY SHIELDED. C. FULLY SHIELDED LUMINAIRES SHALL HAVE A CUT-OFF ANGLE OF NO MORE THAN 80 DEGREES, AS MEASURED FROM NAHOR (OR 10 DEGREES BELOW HORIZONTAL). D. BUILDING MOUNTED LUMINAIRES SHALL NOT EXCEED 12 FEET IN HEIGHT. E. MAX HEIGHT: 18 POLE MOUNTED, 12 WALL MOUNTED. F. IF IN DOUBT, REQUEST A PHOTOMETRIC PLAN TO VERIFY NO LIGHT TRESPASS.





REC

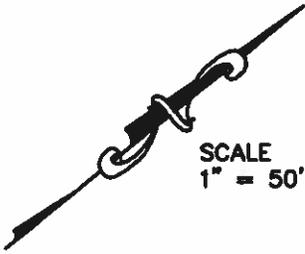
Folk

BHKNFS

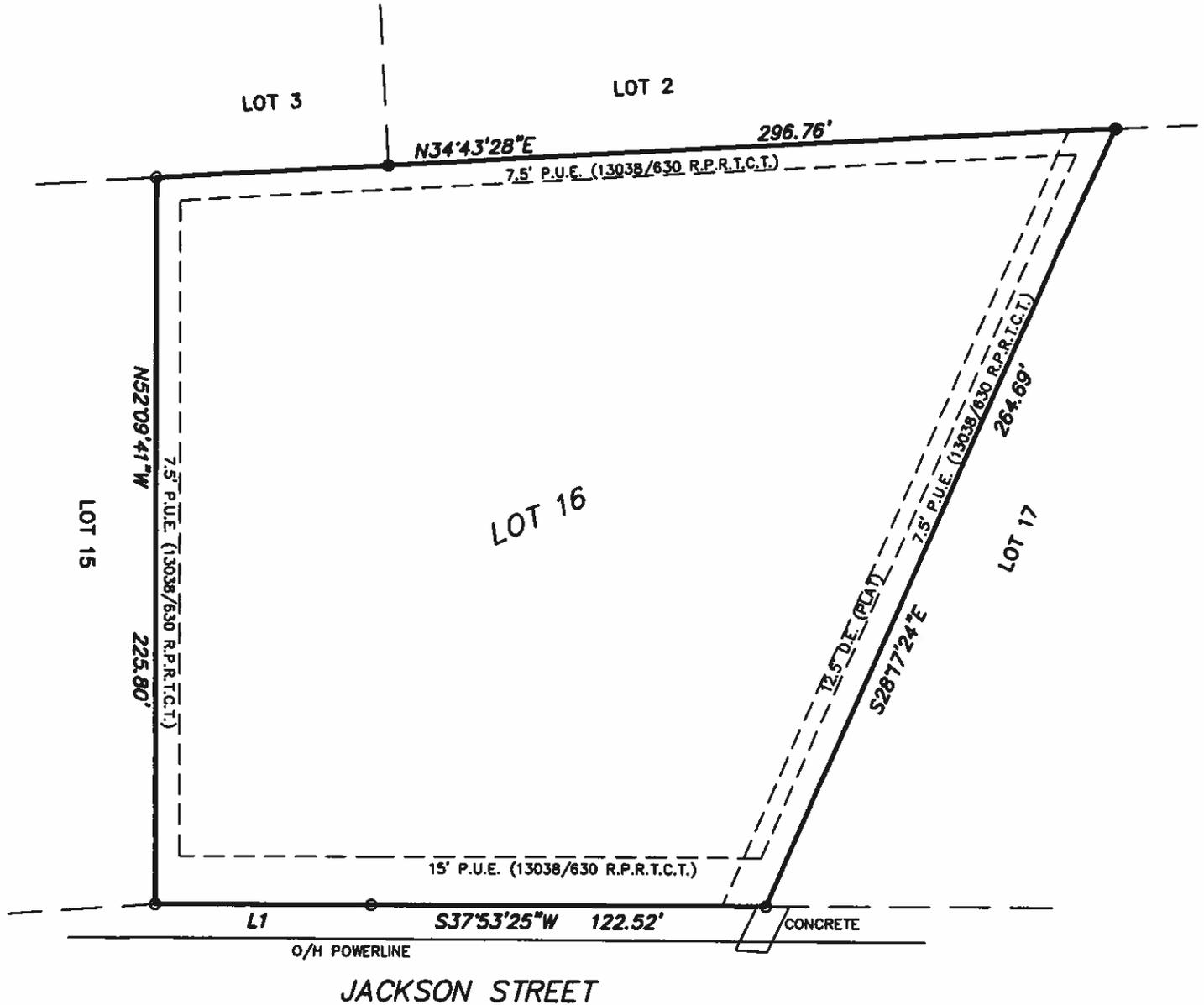
CELCO SURVEYING  
REG. # 10193975  
TEL: 830-214-5109  
FAX: 866-571-8323

# SURVEY PLAT

2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
eddie@celcosurveying.com



SCALE  
1" = 50'



RESTRICTIVE COVENANTS OF RECORD AS  
ITEMIZED HEREIN: VOLUME 99, PAGE 277,  
PLAT RECORDS; VOLUME 12801, PAGE 1048,  
VOLUME 12930, PAGE 1, REAL PROPERTY  
RECORDS, TRAVIS COUNTY, TEXAS.  
(DOES AFFECT THIS TRACT)

A PERPETUAL EASEMENT AND RIGHT TO  
FLOOD, INUNDATE AND OVERFLOW:  
RECORDED VOLUME 609, PAGE 470, VOLUME  
650, PAGE 173, DEED RECORDS, TRAVIS  
COUNTY, TEXAS.  
(DOES NOT AFFECT THIS TRACT)

EASEMENT RECORDED IN VOLUME 676, PAGE  
633, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
(BLANKET EASEMENT - DOES AFFECT THIS  
TRACT)

EASEMENT RECORDED VOLUME 822, PAGE  
445 DEED RECORDS TRAVIS COUNTY TEXAS

LINE TABLE		
LINE	BEARING	LENGTH

### LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- PUE = PUBLIC UTILITY EASEMENT





Property

**Account**

Property ID: 441034  
 Geographic ID: 0172530602  
 Type: Real  
 Property Use Code:  
 Property Use Description:

Legal Description: LOT 16 BLK A VILLAGE AT VOLENTE PHS 2  
 Zoning:  
 Agent Code:

**Protest**

Protest Status:  
 Informal Date:  
 Formal Date:

**Location**

Address: 16308 JACKSON ST  
 TX 78641  
 Neighborhood: Volente  
 Neighborhood CD: T1000

Mapsco:  
 Map ID: 016757

**Owner**

Name: BIBEAULT MICHAEL D & JERRY R BARNES II  
 Mailing Address: 7304 HALBERT DR  
 AUSTIN, TX 78750-8340

Owner ID: 1821308  
 % Ownership: 100.0000000000%

Exemptions:

Market

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

taxing jurisdiction

Owner: BIBEAULT MICHAEL D & JERRY R BARNES II  
 % Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
1G	TRAVIS CO BCCP	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
5G	VILLAGE OF VOLENTE	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
69	LEANDER ISD	N/A	N/A	N/A	N/A
71	TRAVIS CO ESD NO 14	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A  
 Taxes w/o Exemptions: N/A

Improvement / B

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	1.2900	56192.40	0.00	0.00	N/A	N/A

Roll Value His

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$142,545	0	142,545	\$0	\$142,545
2018	\$0	\$117,000	0	117,000	\$0	\$117,000
2017	\$0	\$93,000	0	93,000	\$0	\$93,000
2016	\$0	\$93,000	0	93,000	\$0	\$93,000
2015	\$0	\$93,000	0	93,000	\$0	\$93,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/2/2019	WD	WARRANTY DEED	HAGERMAN SCOTT LEWIS &	BIBEAULT MICHAEL D & JERRY R BARNES II			2019154548
2	9/18/2018	WD	WARRANTY DEED	TRAN TRUC TRUNG & THUAN	HAGERMAN SCOTT LEWIS &			2018148511
3	11/11/1999	WD	WARRANTY DEED	SHIP & SHERI DEVELOPMENT INC	TRAN TRUC TRUNG & THUAN	00000	00000	1999141851TR

Questions Please Call (512) 834-9317

All data is provided as is and all amounts will be represented with N/A



# Village of Volente

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Web: [www.volentetexas.gov](http://www.volentetexas.gov)

## PLAN REVIEW

**16308 Jackson Street**

Address:

**Chloe Butler/ David Weekley Homes**

Permit Applicant:

**7/8/2020**

Date Revised:

**Village at Volente**

Subdivision:

Section:	2	Phase:	A	Block:	16	Lot:
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**New Residence**

Project:

Zoning:	R3	Group:	V-B	Construction Type:
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### REVIEW – CONDITIONALLY APPROVED

#### Documentation Submitted

Document	Document Date	A/E/S Seal	Registration #
Site Plan	6/27/2020		
Foundation	2/18/2020	PE	75494
Structural Framing	2/17/2020	PE	72092
Wind Brace Plan	2/17/2020	PE	72092
Building Design	6/27/2020		
Roof Plan	6/27/2020		
Electrical Plans	6/27/2020		
Energy Conservation	3/17/2020		

#### Comments

	A site plan was submitted. It is the responsibility of the builder to ensure that building setbacks and easements are observed. A form check survey by a licensed professional surveyor may be required prior to concrete placement.
	The builder is to ensure that the final drainage flows away from the structure per IRC. <b>Inspector will site verify code compliance of drainage.</b>
	The builder is to ensure compliance with all Village of Volente adopted Ordinances.
IRC Chpt. 11 IECC 2009	Please assure values assumed in ResCheck calculations are incorporated into home construction. Please be advised proposed U values and shading coefficients for windows will be site-verified.
IRC R308.4	Tempered glass is required within 2' of any swinging opening, by bathing areas, and along walking paths where the glass will be within 2' of the finished floor. Additional tempered glass appears to be necessary. <b>Inspector will site verify.</b>
IRC R308.4, #7	Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location. <b>Inspector will site verify.</b>
IRC R703.8	Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components.
IBC 1609.1.3	Anchorage against overturning, uplift and sliding. Structural members and systems and components and cladding in a building or structure shall be anchored to resist wind-induced overturning, uplift and sliding and to provide continuous load paths for these forces to the foundation. Tie-downs shall be utilized to secure structure. Inspector shall site verify. Inspector may require verification of code compliance with a letter from a structural engineer.
IRC R806	Attic ventilation is required. The minimum ratio is 1:300 where "ridge" ventilation is used, and 1:150 where only soffit ventilation is used.
IRC R807.1	The rough framed opening of the attic access shall not be less than 22 x 30 inches and

	shall be located in a hallway or other readily accessible location. <b>Inspector will site verify.</b>
IRC P2801.5	Metal pan required where water damage from water heater can occur. <b>Inspector will site verify.</b>

### **INSPECTIONS REQUIRED**

#### **House**

1. Temporary Construction Power Inspection
2. Plumbing Rough-In / Foundation Layout Inspection
3. Water / Sewer Yard Lines Inspection
4. Under Slab Water Distribution Piping Inspection
5. \*\*1
6. Frame, Mechanical, Electrical, Plumbing Rough-In Inspection
7. Re-Frame and Insulation (Energy 1) Inspection
8. \*\*2
9. Wallboard Inspection
10. Gas Test and/or Electrical Service Inspection
11. Final Inspection (Building, Mechanical, Electrical, Plumbing and Energy 2)

#### **\*\* Additional Inspections to be performed by others.**

\*\*1. Foundation Pre-Pour Inspection By Design Engineer. Certification letter from design engineer to be delivered to the Village of Volente prior to issuance of CO.

\*\*2. 2009 IECC Compliance Inspection (Duct Leakage Test). Passing report from third-party HERS rater to be delivered to Village of Volente prior to issuance of CO. Following link identifies qualified HERS rater companies:

[http://www.energystar.gov/index.cfm?fuseaction=new\\_homes\\_partners.showStateResults&s\\_code=TX](http://www.energystar.gov/index.cfm?fuseaction=new_homes_partners.showStateResults&s_code=TX)

**To schedule City inspections, contact the Village of Volente @ 512-250-2075.**

**Plans must be on-site when inspections are being performed.**

#### ***Plan Review Limitations***

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*ATS makes no warranties or guarantees, either expressed or implied, that all items of a deficient nature and/or improper construction techniques, etc. have been discovered and commented upon in this plan review. This plan review has been prepared to identify the current code deficiencies observed and should not be considered an exhaustive description of every item that may require correction and/or clarification.*

*Review and acceptance of these plans for construction does not alleviate the responsibility of the design professional(s) and contractor(s) to comply with the code in its entirety. Field verification must also be completed to ensure compliance with jurisdiction-adopted code(s), ordinances and requirements of other authorities having jurisdiction. ATS has been engaged as a "Building Official" with regard to providing plan review services and inspections and has proceeded as such with the express understanding that the provisions of IBC Section 104 govern its limitations of liability.*



# Village of Volente

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## PLAN REVIEW

<b>16308 Jackson Street</b>	<b>Chloe Butler/ David Weekley Homes</b>	<b>6/8/2020</b>
Address:	Permit Applicant:	Date:
<b>Village at Volente</b>	<b>2</b>	<b>A</b>
Subdivision:	Section:	Phase:
<b>New Residence</b>	<b>R3</b>	<b>V-B</b>
Project:	Zoning:	Group:
		Construction Type:

### REVIEW – CONDITIONALLY APPROVED

#### Documentation Submitted

Document	Document Date	A/E/S Seal	Registration #
Site Plan	3/10/2020		
Foundation	2/18/2020	PE	75494
Structural Framing	2/17/2020	PE	72092
Wind Brace Plan	2/17/2020	PE	72092
Building Design	3/10/2020		
Roof Plan	3/10/2020		
Electrical Plans	3/10/2020		
Energy Conservation	3/17/2020		

#### Comments

	A site plan was submitted. It is the responsibility of the builder to ensure that building setbacks and easements are observed. A form check survey by a licensed professional surveyor may be required prior to concrete placement. No additional information is required prior to permit.
	The builder is to ensure that the final drainage flows away from the structure per IRC. <b>Inspector will site verify code compliance of drainage.</b>
	The builder is to ensure compliance with all Village of Volente adopted Ordinances.
IRC Chpt. 11 IECC 2009	Please assure values assumed in ResCheck calculations are incorporated into home construction. Please be advised proposed U values and shading coefficients for windows will be site-verified.
NEC 406.12	In all areas specified in 210.52, all non-locking 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant. <i>Exceptions:</i> <ol style="list-style-type: none"> <li>1. Receptacles located more than 5 ½ ft above the floor.</li> <li>2. Receptacles that are part of a luminaire or appliance.</li> <li>3. Single receptacles or duplex receptacles for two appliances located within dedicated space for each appliance (qualifying appliance is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)(7), or (A)(8).</li> <li>4. Nongrounding receptacles used for replacements as permitted in 406.4(D)(2)(a).</li> </ol> <b>Inspector will site-verify.</b>
IRC R308.4	Tempered glass is required within 2' of any swinging opening, by bathing areas, and along walking paths where the glass will be within 2' of the finished floor. Additional tempered glass appears to be necessary. Additionally, tempered glass is required for glazing in an individual fixed or operable panel that meets the following conditions: <ul style="list-style-type: none"> <li>• The exposed area of the individual pane is larger than 9 square feet</li> <li>• The bottom edge of the glazing is less than 18 inches above the floor</li> </ul>

	<ul style="list-style-type: none"> <li>• The top edge of the glazing is more than 36 inches above the floor</li> <li>• One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing.</li> </ul> <p><b>Inspector will site verify.</b></p>
IRC R308.4, #7	Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location. <b>Inspector will site verify.</b>
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IRC R806	Attic ventilation is required. The minimum ratio is 1:300 where "ridge" ventilation is used, and 1:150 where only soffit ventilation is used.
IRC R807.1	The rough framed opening of the attic access shall not be less than 22 x 30 inches and shall be located in a hallway or other readily accessible location. <b>Inspector will site verify.</b>
IRC P2801.5	Metal pan required where water damage from water heater can occur. <b>Inspector will site verify.</b>

#### **INSPECTIONS REQUIRED**

##### **House**

1. Temporary Construction Power Inspection
2. Plumbing Rough-In / Foundation Layout Inspection
3. Water / Sewer Yard Lines Inspection
4. Under Slab Water Distribution Piping Inspection
5. \*\*1
6. Frame, Mechanical, Electrical, Plumbing Rough-In Inspection
7. Re-Frame and Insulation (Energy 1) Inspection
8. \*\*2
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10. Gas Test and/or Electrical Service Inspection
11. Final Inspection (Building, Mechanical, Electrical, Plumbing and Energy 2)

##### **\*\* Additional Inspections to be performed by others.**

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## PLAN REVIEW

**16308 Jackson Street**

Address:

**Village at Volente**

Subdivision:

**New Residence**

Project:

**Chloe Butler/ David Weekley Homes**

Permit Applicant:

**2**

Section:

Phase:

**A**

Block:

**16**

Lot:

**R3**

Zoning:

Group:

**V-B**

Construction Type:

**3/10/2020**

Date:

### REVIEW COMMENTS

**This application is denied at this time. The Applicant must address the noted deficiencies and resubmit.**

#### **REScheck Report:**

- 1. Please provide a REScheck for the addition only, indicating that the materials used to build the addition comply with 2009 International Energy Conservation Code. Applicant can use the free web-based program found at: <http://www.energycodes.gov/rescheck>.**

#### **Foundation:**

- 1. Please provide a Foundation Plan for construction of the Proposed Residence designed by a Licensed Professional Engineer.**

#### **Wind Brace Plan:**

- 1. Please provide either a Braced Wall Plan prepared by a Design Professional or a Prescriptive Plan in compliance with 2009 IRC R602.10.1. Per IRC R106.1.1, Where required by the Building Official, Braced Wall Lines shall be identified on the Construction Documents. Pertinent information including, but not limited to, bracing methods, location and length of braced wall panels and foundation requirements of braced wall panels at top and bottom shall be provided.**

**Additional comments may be generated as a result of information or design changes provided in your update.**

If you have any questions, concerns, or if you require additional information about this report, please do not hesitate to contact me.

**Richard Emerson, CBO**

Plan Reviewer

ATS Engineers, Inspectors & Surveyors

P. (512) 328-6995

C. (817) 807-5618

F. (512) 328-6996

[richard\\_emerson@ats-engineers.com](mailto:richard_emerson@ats-engineers.com)



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## PLAN REVIEW

**16308 Jackson Street**

Address:

**Chloe Butler/ David Weekley Homes**

Permit Applicant:

**3/10/2020**

Date:

**Village at Volente**

Subdivision:

Section:	2	Phase:	A	Block:	16
----------	---	--------	---	--------	----

**New Residence**

Project:

Zoning:	R3	Group:	V-B	Construction Type:	
---------	----	--------	-----	--------------------	--

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	<ul style="list-style-type: none"> <li>• The top edge of the glazing is more than 36 inches above the floor</li> <li>• One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing.</li> </ul> <p><b>Inspector will site verify.</b></p>
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## **INSPECTIONS REQUIRED**

### **House**

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### **Plan Review Limitations**

*This plan review describes observations made by ATS in consideration of the referenced codes and does not include recommendations for remedial actions. No independent design or engineering analyses of the architectural, fire protection, structural, mechanical, electrical, plumbing or energy systems has been performed to verify the suitability or performance of the proposed systems, features and components. This review does not include Dark Sky, Fire, Health, Irrigation, Landscape, Parking, Signage, Technology or Zoning.*

*ATS makes no warranties or guarantees, either expressed or implied, that all items of a deficient nature and/or improper construction techniques, etc. have been discovered and commented upon in this plan review. This plan review has been prepared to identify the current code deficiencies observed and should not be considered an exhaustive description of every item that may require correction and/or clarification.*

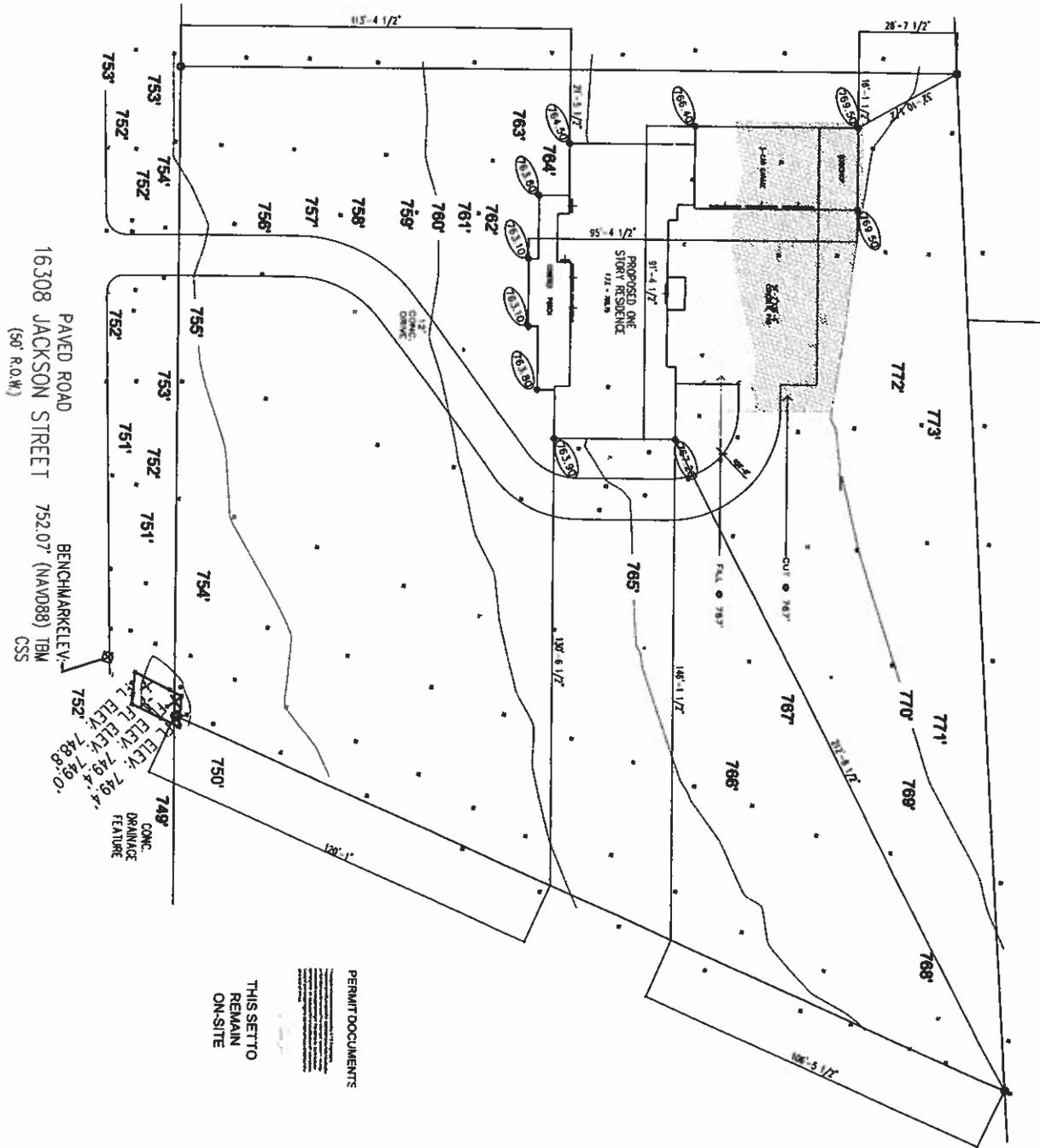
*Review and acceptance of these plans for construction does not alleviate the responsibility of the design professional(s) and contractor(s) to comply with the code in its entirety. Field verification must also be completed to ensure compliance with jurisdiction-adopted code(s), ordinances and requirements of other authorities having jurisdiction. ATS has been engaged as a "Building Official" with regard to providing plan review services and inspections and has proceeded as such with the express understanding that the provisions of IBC Section 104 govern its limitations of liability.*

SCALE: 1" = 30'



**NOT ORIGINAL DESIGN PLAN  
THIS PLAN HAS BEEN  
REVISIONED BY 300 FAMILY**

LIVING SQUARE FOOTAGE	
1ST FLOOR	2776 SQ FT
TOTAL LIVING	2776 SQ FT
LOT	56499 SQ FT
TOTAL SLAB SQUARE FOOTAGE	
HOUSE	2776 SQ FT
3 CAR GARAGE	1117 SQ FT
FRONT PORCH	52 SQ FT
COVERED PORCH	513 SQ FT
TOTAL SLAB	4458 SQ FT
SLAB COVERAGE	7.89%
TOTAL IMPERVIOUS COVERAGE SQUARE FOOTAGE	
DRIVEWAY	2413 SQ FT
SIDEWALK	29 SQ FT
A/C	16 SQ FT
COURTYARD	1734 SQ FT
TOTAL IMPERVIOUS	8650 SQ FT
TOTAL COVERAGE	15,31%
FINISHED HEIGHT	17'-5 1/2"



PERMIT DOCUMENTS  
THIS SETTING  
REMAIN  
ON-SITE

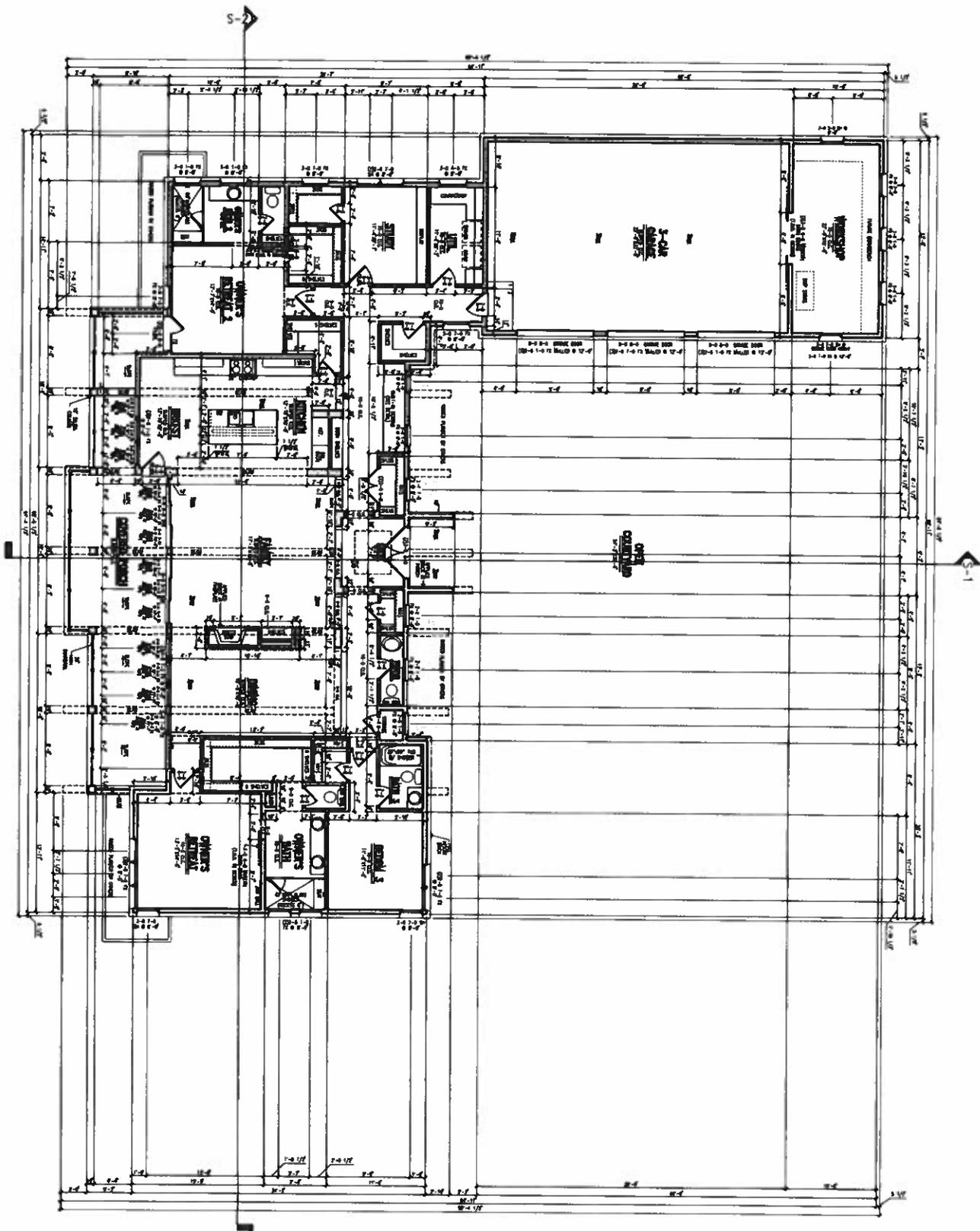
NORTH  
C142-A  
PLT-1  
VOLUME

VILLAGE AT VOLENTE PHS 2  
16308 JACKSON ST.  
VOLENTE, TX

Proj. No.: 2066  
Job No.: 0274  
Lot: 16  
Blk: A  
Sect:

David Weekley Homes  
Scale: 1" = 30'-0"  
Date: Rev:

© Weekley Homes LP, 2014  
The measurements, dimensions, and other specifications shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.



THIS SETTO  
REMAIN  
ONSITE

PERMIT DOCUMENTS

NOTE: ALL 1ST FLR. CEILING HEIGHTS  
10'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 EXTERIOR PERIMETER  
WALL UNLESS NOTED OTHERWISE

NOT ORIGINAL DWG PLAN  
THIS PLAN HAS BEEN  
REVISED BY 3RD PARTY

NORTH  
C142-A  
PLN-1  
PHANTOM QUARTERS  
VOLANTE

VILLAGE AT VOLANTE PHS 2  
16308 JACKSON ST.  
VOLANTE, TX

Proj. No.:  
2066  
Lot: 16  
Blk: A  
Job No.:  
0274  
Sect:

David Weekley Homes

Date: Scale: 3/32" = 1'-0"  
Rev:

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.



# REScheck Software Version 4.6.5 Compliance Certificate

Project C-142

Energy Code: **2015 IECC**  
 Location: **Austin, Texas**  
 Construction Type: **Single-family**  
 Project Type: **New Construction**  
 Conditioned Floor Area: **2,776 ft<sup>2</sup>**  
 Glazing Area: **14%**  
 Climate Zone: **2 (1688 HDD)**  
 Permit Date:  
 Permit Number:

Construction Site:  
 16308 Jackson Street  
 Volente, TX

Owner/Agent:

Designer/Contractor:  
 David Weekley

## Compliance: Passes using UA trade-off

Compliance: **11.1% Better Than Code**      Maximum UA: **701**      Your UA: **623**      Maximum SHGC: **0.25**      Your SHGC: **0.23**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.  
 It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

## Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	2,776	38.0	0.0	0.030	83
Wall 1: Wood Frame, 16" o.c.	2,540	19.0	0.0	0.060	129
Window 1: Vinyl Frame:Double Pane with Low-E SHGC: 0.23	342			0.340	116
Door 1: Solid	28			0.240	7
Door 2: Glass SHGC: 0.22	22			0.340	7
Floor 1: Slab-On-Grade:Unheated Insulation depth: 0.0'	270		0.0	1.042	281

**Compliance Statement:** The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.6.5 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Annie Pogue - Energy Team

Annie Pogue

3/17/2020

Name - Title

Signature

Date



# REScheck Software Version 4.6.5

## Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] <sup>1</sup> ☺	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
103.1, 103.2, 403.7 [PR3] <sup>1</sup> ☺	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
302.1, 403.7 [PR2] <sup>2</sup> ☺	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr _____ Cooling: Btu/hr _____	Heating: Btu/hr _____ Cooling: Btu/hr _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1] <sup>1</sup> Ⓢ	Slab edge insulation R-value.	R-____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	R-____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
402.1.2 [FO3] <sup>1</sup> Ⓢ	Slab edge insulation depth/length.	____ ft	____ ft	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
303.2.1 [FO11] <sup>2</sup> Ⓢ	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.9 [FO12] <sup>2</sup> Ⓢ	Snow- and ice-melting system controls installed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] <sup>1</sup> ☺	Door U-factor.	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] <sup>1</sup> ☺	Glazing U-factor (area-weighted average).	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3] <sup>1</sup> ☺	Glazing SHGC value (area-weighted average).	SHGC: ____	SHGC: ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] <sup>1</sup> ☺	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.1 [FR23] <sup>1</sup> ☺	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.3 [FR20] <sup>1</sup> ☺	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.5 [FR16] <sup>2</sup>	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.1 [FR12] <sup>1</sup> ☺	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.5 [FR15] <sup>3</sup> ☺	Building cavities are not used as ducts or plenums.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 [FR17] <sup>2</sup> ☺	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4.1 [FR24] <sup>1</sup> ☺	Protection of insulation on HVAC piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.3 [FR18] <sup>2</sup> 	Hot water pipes are insulated to $\geq R-3$ .	R-_____	R-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.6 [FR19] <sup>2</sup>	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] <sup>2</sup> ☺	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] <sup>1</sup> ☺	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	R-_____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] <sup>1</sup>	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [F11] <sup>1</sup>	Ceiling insulation R-value.	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [F12] <sup>1</sup>	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft <sup>2</sup> .			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.3 [F122] <sup>2</sup>	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.4 [F13] <sup>1</sup>	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.2 [F17] <sup>1</sup>	Blower door test @ 50 Pa. ≤5 ach in Climate Zones 1-2, and ≤3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.4 [F14] <sup>1</sup>	Duct tightness test result of ≤4 cfm/100 ft <sup>2</sup> across the system or ≤3 cfm/100 ft <sup>2</sup> without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft <sup>2</sup>	____ cfm/100 ft <sup>2</sup>	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.3 [F127] <sup>1</sup>	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft <sup>2</sup>	____ cfm/100 ft <sup>2</sup>	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2.1 [F124] <sup>1</sup>	Air handler leakage designated by manufacturer at ≤2% of design air flow.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 [F19] <sup>2</sup>	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 [F110] <sup>2</sup>	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1 [F11] <sup>2</sup>	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25] <sup>2</sup>	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2 [FI26] <sup>2</sup>	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.1 [FI28] <sup>2</sup>	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.2 [FI29] <sup>2</sup>	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.2 [FI30] <sup>2</sup>	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.4 [FI31] <sup>2</sup>	Drain water heat recovery units tested in accordance with CSA 855.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1 [FI6] <sup>1</sup>	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1.1 [FI23] <sup>3</sup>	Fuel gas lighting systems have no continuous pilot light.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [F17] <sup>2</sup>	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
303.3 [F18] <sup>3</sup>	Manufacturer manuals for mechanical and water heating systems have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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# 2015 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
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<b>Above-Grade Wall</b>	<b>19.00</b>
<b>Below-Grade Wall</b>	<b>0.00</b>
<b>Floor</b>	<b>0.00</b>
<b>Ceiling / Roof</b>	<b>38.00</b>
<b>Ductwork (unconditioned spaces):</b>	_____

Glass & Door Rating	U-Factor	SHGC
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<b>Window</b>	<b>0.34</b>	<b>0.23</b>
<b>Door</b>	<b>0.24</b>	<b>0.22</b>

Heating & Cooling Equipment	Efficiency
-----------------------------	------------

<b>Heating System:</b> _____	_____
<b>Cooling System:</b> _____	_____
<b>Water Heater:</b> _____	_____

**Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Comments**



