Notice of Change for Uploading Required Inspection Documents

Effective December 1, 2019

To schedule the following inspections required documents must be uploaded to the Citizen Self Service (CSS):

- **Plumbing Rough and Framing**
  - Form Board Survey
- **Building Frame/ Electric Rough**
  - Foundation, Shearwall and Framing letters
- **All Final inspections**
  - Final Drain Survey
  - Final Energy Report
  - Signed Irrigation Letter
  - Termite Affidavit
  - Blue Tag Sewer Inspection
  - Yellow Tag Water Meter Inspection

An email notification will be sent automatically, requesting uploading the required documents based on the inspection type to the CSS.

Once the required documents are uploaded, you can schedule the inspection. The documents will not be immediately available for you to view after uploading. However, a green checkmark will indicate that the upload was successful.

If the documentation is not correct, the inspection **will not** be approved, or the onsite inspection completed. The paperwork must be verified and approved before an onsite inspection. If the paperwork is not approved, the inspection **will not** be approved and subject to re-inspection fees. The permit and approved building plans must be on site for all inspections.

After December 31, 2019, paper copies of the required forms are no longer accepted.

City of McKinney
Building Inspections
Residential New Home Check List – EFFECTIVE DECEMBER 4, 2018

Submit all permit applications online at www.mckinneytexas.org/css

To process your application as quickly as possible, it is important the submittal be complete and contain accurate information on both the city forms and the required plans & documents.
If you should have questions, please call a Plans Examiner or a Permit Technician.

Please note: Incomplete submittals will be rejected.

Builder

☐ Subcontractor Validation Sheet completed
☐ List of Options Sheet
☐ Designer’s Certification Letter
☐ Structural Engineer’s Certification Letter
☐ Energy Compliance Form
☐ Energy Report
☐ Site Plan (a.k.a. Plot Plan)
☐ Architectural / Electrical Plans
☐ Structural Plans
Please note: A Permit Application is no longer required to be filled out and uploaded along with the documents listed above for the following permit types:

- Residential Single Family - Detached
- Residential Single Family - Attached
- Residential Duplex
# Signature Verification Form
for Mechanical, Electrical, Plumbing

## Project Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address</td>
<td></td>
</tr>
</tbody>
</table>

## Electrical Subcontractor

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>TDLR - Electrical Contractor Company Name</td>
<td></td>
</tr>
<tr>
<td>TDLR - Electrical Contractor License #</td>
<td></td>
</tr>
<tr>
<td>TDLR - Master Electrician Name</td>
<td></td>
</tr>
<tr>
<td>TDLR - Master Electrician License #</td>
<td></td>
</tr>
</tbody>
</table>

*License Holder’s Signature:

## Plumbing Subcontractor

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSBPE - Company Name</td>
<td></td>
</tr>
<tr>
<td>TSBPE - Master Plumber Name</td>
<td></td>
</tr>
<tr>
<td>TSBPE - Master Plumber License #</td>
<td></td>
</tr>
<tr>
<td>TSBPE - MED Gas License # (if applicable)</td>
<td></td>
</tr>
</tbody>
</table>

*License Holder’s Signature:

## Mechanical Subcontractor

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>TDLR - Air Conditioning /Refrigeration Contractor Name</td>
<td></td>
</tr>
<tr>
<td>TDLR - License Holder Name</td>
<td></td>
</tr>
<tr>
<td>TDLR - License Holder #</td>
<td></td>
</tr>
</tbody>
</table>

*License Holder’s Signature:

## General Contractor

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>Contact Person Name</td>
<td>Phone:</td>
</tr>
<tr>
<td>Contact E-mail Address</td>
<td></td>
</tr>
</tbody>
</table>

---

This publication can be made available upon request in alternative formats, such as, braille, large print, audiotape or computer disk. Requests can be made by emailing contactada@co.mckinney.tx.us. Please allow at least 48 hours for your request to be processed. Updated 09/17/2021
RESIDENTIAL PERMIT SUBMITTAL REQUIREMENTS:
SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED OR DUPLEX CONTRUCTION

Submit applications online at www.mckinneytexas.org/css

1. Signature Verification Form with proper signatures
2. List of Options Sheet listing all the builder’s options for the specific project address
3. Designer’s Certification Letter with the following information:
   a. The Designer of the home, or the responsible person in charge, will certify the architectural plans are compliant with the applicable adopted I-Codes and NCTCOG Amendments of the City of McKinney
   b. Additions, renovations and alterations less than 1,000 sf are exempt
   c. The letter shall be on the designer’s company letterhead
   d. The letter shall be signed by the designer or the responsible person in charge
   e. The letter shall be project address specific
4. Structural Engineer’s Certification Letter with the following information:
   a. A Registered Structural Engineer will certify the foundation plan is compliant with the applicable adopted I-Codes and NCTCOG Amendments of the City of McKinney and recognized engineering practices.
   b. The letter shall be on the engineer’s company letterhead
   c. The letter shall be signed & sealed by the engineer
   d. The letter shall be project address specific
5. Energy Code Compliance Form from the City of McKinney
7. Site Plan (a.k.a. Plot Plan) uploaded with the following information:
   a. Complete address
   b. Footprint of building (total length and total width) with North direction indicated
   c. Setbacks to all property lines
   d. Actual distances from property line to house footprint on all sides
   e. All easements (and other information applicable to lot)
   f. Location of driveway and approach
   g. Location of fence (optional if builder prefers fence to be included with review)
8. Architectural / Electrical Plans uploaded with the following information:
   a. Floor Plans shall include:
      i. Rooms names
      ii. Square footage breakdown
      iii. Minimum garage requirement – Two (2) 9’ X 18’ spaces
      iv. Fixtures, counters, cabinets, etc.
   b. Elevations with material quantity breakdown
   c. Electrical Plans shall include:
      i. Electrical outlets (indicate GFI outlets) and switches
      ii. Smoke and CO detectors
9. Structural Plans uploaded with the following information:
   a. Engineered Foundation plan
   b. Engineered Details sheet(s)
   c. Ceiling Framing plan (for each floor)
   d. Shear Walls plan
   e. Roof Framing plan
10. Homeowner’s Association Approval (if applicable)
11. Historic Approval – Certificate of Appropriateness (if applicable)
BUILDING PERMIT FEES

The schedule of fees for various inspection and other services performed by the code enforcement official shall be paid to the city before any permit is issued. The schedule of fees for the various permits shall be as specified in appendix A of the Code of Ordinances which may be amended from time to time by ordinance.

Commercial permit fees are calculated in accordance with the following schedule based on the cost/value of construction:

<table>
<thead>
<tr>
<th>TOTAL VALUATION</th>
<th>FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1.00 to $500.00</td>
<td>$23.50</td>
</tr>
<tr>
<td>$501.00 to $2,000.00</td>
<td>$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00</td>
</tr>
<tr>
<td>$2,001.00 to $25,000.00</td>
<td>$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00</td>
</tr>
<tr>
<td>$25,001.00 to $50,000.00</td>
<td>$391.25 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00</td>
</tr>
<tr>
<td>$50,001.00 to $100,000.00</td>
<td>$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00</td>
</tr>
<tr>
<td>$100,001.00 to $500,000.00</td>
<td>$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00</td>
</tr>
<tr>
<td>$500,001.00 to $1,000,000.00</td>
<td>$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00</td>
</tr>
<tr>
<td>$1,000,001.00 and up</td>
<td>$5,608.75 for the first $1,000,000.00 plus $3.15 for each additional $1,000.00, or fraction thereof</td>
</tr>
</tbody>
</table>

Multi-Family permit fees are calculated based on $520.00 per unit + mechanical, electrical, and plumbing fees

Certificate of Occupancy $100.00
Temporary Certificate of Occupancy $50.00
**Single-Family Dwelling** (detached and attached, including duplex and townhome) permit fees are calculated in accordance with the following schedule based on the square footage of the structure:

- **New Construction**: $0.68 per gross square feet
- **Additions/Alterations**: $0.68 per gross square feet of addition or affected area of alteration

### Other Inspections and Fees:

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Fence Permits</td>
<td>$30.00</td>
</tr>
<tr>
<td>Residential Water Heater Permits</td>
<td>$40.00</td>
</tr>
<tr>
<td>Residential Re-Roof Permits</td>
<td>$200.00</td>
</tr>
<tr>
<td>Residential Foundation Repair Permits</td>
<td>$75.00</td>
</tr>
<tr>
<td>Residential Solar Panel System Permits</td>
<td>$150.00</td>
</tr>
<tr>
<td>Residential Generators Permits</td>
<td>$80.00</td>
</tr>
<tr>
<td>Mechanical Permit Fee</td>
<td>$40.00</td>
</tr>
<tr>
<td>Electrical Permit Fee</td>
<td>$40.00</td>
</tr>
<tr>
<td>Plumbing Permit Fee</td>
<td>$40.00</td>
</tr>
<tr>
<td>Demolition Permits</td>
<td>$40.00</td>
</tr>
<tr>
<td>Plan Review Fee – Residential</td>
<td>$100.00</td>
</tr>
<tr>
<td>Plan Review Fee – Commercial</td>
<td>$200.00</td>
</tr>
<tr>
<td>Health Plan Review Fee</td>
<td>$200.00</td>
</tr>
<tr>
<td>Fire Plan Review Fee</td>
<td>$0.05 per square foot</td>
</tr>
</tbody>
</table>

- **Inspections outside of normal business hours (min. charge – 2 hours) per hour**: $50.00
- **Reinspection fees per hour**:
  - 1<sup>st</sup> Reinspection: $50.00
  - 2<sup>nd</sup> Reinspection: $75.00
  - 3<sup>rd</sup> Reinspection or more: $100.00
- **Inspections for which no fee is specifically indicated (min. charge – ½ hour) per hour**: $50.00
- **Additional plan review required by changes, additions or revisions to plans (min. charge – ½ hour) per hour**: $50.00
- **For use of outside consultants for plan checking and inspections, or both**: Actual Costs

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved

** Actual costs include administrative and overhead costs

**Board of Adjustment Application Fee**: $150.00
WATER SERVICE, METER SET & SEWER SERVICE FEE SCHEDULE

Chapter 110 of the City of McKinney ordinance addresses water and sewer utility service. The following reflects the charges for water service installation and meter set fees. The fees will cover the costs for labor and materials for installing the smaller service water tap and meters.

- **Appendix A, Sec. 110-139. Water tap and meter set fees - Smaller service.**

  Water service installation:
  
  (1) 1-inch water tap only $1,450.00
  (2) 1-inch water tap and pavement repair $1,950.00
  (3) 1-inch water tap, bore and pavement repair $2,775.00
  (4) 2-inch water tap only $1,850.00
  (5) 2-inch water tap and pavement repair $2,350.00
  (6) 2-inch water tap, bore and pavement repair $3,175.00

  Meter set fees:
  
  (1) ¾-inch meter set $375.00
  (2) ¾-inch meter set outside city limits $750.00
  (3) 1-inch meter set $525.00
  (4) 1-inch meter set outside city limits $1,050.00
  (5) 1 ½ -inch meter set $1,900.00
  (6) 1 ½ -inch meter set outside city limits $3,800.00
  (7) 2-inch meter set $2,100.00
  (8) 2-inch meter set outside city limits $4,200.00

- **Appendix A, Sec. 110-140. Meter registration fee - Larger service. (3” & larger)**

  Meter registration fee for each meter 3” or larger $150.00

The following reflects the sewer service installation fees.

- **Appendix A, Sec. 110-228. Sewer tap fees.**

  Sewer service installation or tap fee:
  
  (1) 4-inch sewer tap only $1,630.00
  (2) 4-inch sewer tap and pavement repair $1,980.00
  (3) 4-inch sewer tap, bore and pavement repair $3,600.00
  (4) Sewer services larger than four inch require connection to an existing or installed manhole and shall be contracted and paid for by the requester.

Effective October 1, 2021
City of McKinney, Texas
Residential Energy Compliance Path
Energy Code Requirements of the 2021 IECC (IRC) as amended
Submit with application for either
☐ A building permit OR ☐ A Certificate of Occupancy

Project Address: ___________________________________________

Project shall comply with one of the following:

☐ Option #1 – Prescriptive Compliance: Sections R401 through R404 (N1101 through N1104)

☐ Option #2 – Total Building Performance Compliance: Section R405 (N1105)
  o Includes compliance with requirements from Sections R401 through R402 as indicated in Table R405.2

☐ Option #3 – IECC Energy Rating Index Compliance: Sections R406 (N1106)
  o Includes compliance with requirements from Sections R401 through R402 as indicated in Table R406.2
  ▢ Note: The HERS® index is not valid for code compliance.

☐ Option #4 – ENERGY STAR Certified Homes® R102.1.1 (N1101.4.1)
  o Includes compliance with requirements from Sections R401 through R402 as indicated in Table R405.2
  o Includes compliance with requirements from Section R402.4.1.2 (N1102.4.1.2), R403.3.3 (N1103.3.3), and R403.6.3 (N1103.6.3).
  ▢ Note: Each 1- and 2-family dwelling shall be tested.

☐ Option #5 – HB 3215 (87R) Home Energy Rating System Index Compliance
  o Includes compliance with ANSI/RESNET/ICC 301, as it existed on January 1, 2021.
  o Includes compliance with the Mandatory requirements of 2021IECC Section R406.2.
  o Includes compliance with Building thermal envelope provision of 2021IECC R402.1.2 or 2021IECC R402.1.4.

Attach appropriate site-specific design compliance report and inspection checklist.

Name and version of the compliance software (if selecting Option 2 through 5): __________________________

I certify that I have verified insulation materials and R-values; fenestration U-factors and SHGC values; area-weighted average U-factor and SHGC calculations; mechanical system design criteria; mechanical and service water heating system and equipment types, mechanical ventilation, sizes and efficiencies; equipment and system controls; duct sealing, duct and piping insulation and location; air sealing details; and that the project as designed satisfies the minimum requirements for the compliance approach selected above.

Agency and Certification Number: __________________________

Signature of Responsible Party: __________________________

Printed Name and Title of Responsible Party: __________________________

Complete the form at building completion prior to final inspections.

City of _____________________________________________

Insert City Seal

BUILDING THERMAL ENVELOPE TESTING VERIFICATION

Building Thermal Envelope Leakage Testing (R402.4.1.2):

☐ 0 ACH50  ☐ 0 CFM per SF of dwelling unit enclosure*

I certify that I have conducted an air leakage test and it has passed the requirements of the 2021 International Energy Conservation Code, as amended locally. I further certify the testing was conducted in accordance with ANSI/RESNET/ICC 380, ASTM E779, or ASTM E1827 and that I am a third party as approved by the building official.

Agency and Certification Number: ________________________________

Signature of Responsible Party: ___________________________________

Printed Name and Title of Responsible Party: _________________________

DUCT LEAKAGE TESTING VERIFICATION

☐ Rough-In Test Option (R403.3.5 1.)  ☐ Post Construction Test Option (R403.3.5 2.)

System #1 - ________ CFM25  System #2 - ________ CFM25  System #3 - ________ CFM25
System #4 - ________ CFM25  System #5 - ________ CFM25  System #6 - ________ CFM25

I certify that I have conducted a duct leakage test and it has passed the requirements of the 2021 International Energy Conservation Code, as amended locally. I further certify that the testing was conducted in accordance with ANSI/RESNET/ICC 380 or ASTM E1554.

Agency and Certification Number: ________________________________

Signature of Responsible Party: ___________________________________

Printed Name and Title of Responsible Party: _________________________

MECHANICAL VENTILATION AIRFLOW TESTING VERIFICATION

Whole house System #1 - ________ CFM  Whole house System #2 - ________ CFM
Exhaust System #1 - ________ CFM  Exhaust System #2 - ________ CFM  Exhaust System #3 - ________ CFM
Exhaust System #4 - ________ CFM  Exhaust System #5 - ________ CFM  Exhaust System #6 - ________ CFM

I certify that I have conducted whole-dwelling mechanical ventilation airflow and exhaust ventilation airflow tests and they have passed the requirements of the 2021 International Residential Code or International Mechanical Code as applicable and as amended locally. I further certify that I am a third party as approved by the building official.

Agency and Certification Number: ________________________________

Signature of Responsible Party: ___________________________________

Printed Name and Title of Responsible Party: _________________________


* Per R402.4.1.2 and R402.4.1.3: The maximum infiltration rate for Option 1 Prescriptive Path is 5 ACH in Climate Zone 2 or 3 ACH in Climate Zone 3. The maximum infiltration rate for all other compliance paths and climate zones is 5 ACH or 0.28 CFM per SF of dwelling unit enclosure.
PROTECTION AGAINST TERMITES FORM

Permit Number: ________________________________

Address: ______________________________________

Builder: ______________________________________

The property addressed above meets or exceeds the requirements for protection against termites set forth in the Section R318 of the 2021 International Residential Code (IRC) and/or Section 2304.12 of the 2021 International Building Code (IBC).

Name of Protection Provider (Company): ________________________________

Address: ______________________________________

Phone: ______________________________________

Name of TDA Certified Applicator: ________________________________

TDA Certified Applicator’s Signature: ________________________________

State License No.: ______________________________________

STATE OF TEXAS
COUNTY OF COLLIN

I,______________________, being duly sworn doth depose and say that the information contained in the above application is true and correct to the best of my knowledge and belief.

And further this deponent says not.

__________________________________________ Date

Signature

Subscribed and sworn to before me this___________day of_______________20____, A.D.

Notary Public in and for the State of Texas
RE: Spray Foam Insulation
   “Ignition Barrier”

Project Information: (Builder)
   (Project Address)
   (Permit Number)

Dear Chief Building Official;

The residence addressed above meets or exceeds the requirements for ignition barriers for foam plastic insulation set forth in the 2021 International Residential Code.

The foam plastic insulation has been tested in accordance with (Check One) and the above ignition barrier is not required

   __ NFPA 286 with acceptance criteria of Section R302.9.4
   __ UL 1040  FM4880  _ UL 1715

OR

   ___ The space is designed for storage per the Framing plans and the ignition Barrier will be required or meet one of the above standards,

   ___ The space is not designed for storage per the Framing Plans and the ignition Barrier will not be required.

Name of Installer (Company): ________________________________

Installer Signage ________________________________

Date: ________________________________
Frame Inspection Form

Date:
Address:
Permit Number:

To the Chief Building Official:

The frame and shear wall inspections of the above referenced location have been completed after all mechanical, electrical and plumbing roughs were installed.

The frame and shear walls meet or exceed the requirements of the 2021 International Residential Code (IRC) and/or the 2021 International Building Code (IBC).

State of Texas Professional Engineer: ________________________________

(Print)

________________________

(Signature)

(Stamp)
This property has been inspected and installed according to the City of McKinney Ordinance Chapter 110-Utilities.

ARTICLE X. - LANDSCAPE IRRIGATION
Sec. 110-475. - Definitions.
Sec. 110-476. - Valid license required.
Sec. 110-477. - Permit required.
Sec. 110-478. - Backflow prevention methods and devices.
Sec. 110-479. - Specific conditions and cross-connection control.
Sec. 110-480. - Water conservation.
Sec. 110-481. - Irrigation plan design: minimum standards.
Sec. 110-482. - Design and installation: minimum requirements.
Sec. 110-483. - Completion of irrigation system installation.
Sec. 110-484. - Maintenance, alteration, repair, or service of irrigation systems.
Sec. 110-485. - Reclaimed water.
Sec. 110-486. - Duties and responsibilities of city irrigation inspectors.
Sec. 110-487. - Items not covered by this article.
Sec. 110-488. - Fees.
Sec. 110-489. - Enforcement.

Property Address___________________________________________________________________________

Inspected by:____________________________________________________________________________

Date:_________________________________________________________________________________
INSPECTION PROCESS:

INSPECTION REQUEST:
The GC should request inspections for work on private property online on CSS (Citizen Self Service Portal) at www.mckinneytexas.org/css. Any inspection properly scheduled before 3:00 PM will be scheduled for the next business workday.

INSPECTION CANCELLATION PROCESS:
- Inspections cannot be canceled on CSS.
- Call the inspector directly or call 972-547-7400 and cancel with a Permit Technician.
- Leave a 2x2 foot sign at the site.

REQUIRED RESIDENTIAL INSPECTIONS:
1. Pre-Construction: BP Initial Erosion Control
2. Preliminary Inspections:
   a. EP Temporary Pole (if applicable to project)
   b. PP Rough / Sewer / Water / Gas (ground plumbing inspections)
      Form Survey required to be uploaded to CSS
3. Foundation: BP Foundation
   Pier Letter required to be uploaded to CSS (if applicable)
4. Second Inspections:
   a. BP Bldg Frame / Elect Rough
      Foundation Letter and Framing Letter (framing letter will state that all MEP’s are installed at the time of inspection and be signed/stamped by an engineer) required to be uploaded to CSS
   b. PP Top Out / Mech Rough (Includes gas rough inspection if applicable)
   c. BP Brick Ties / Pre Stucco
5. Flatwork: BP Walks / Drives / Patios
7. Finals (required before building is occupied):
   a. PP Final Plumbing / HVAC
   b. BP Final Building / Electrical

Note: Final Drive Approach (12%) and City Sidewalks (2%) maximum slope.

Required Reports (uploaded to CSS):
- Final drainage survey (30 days old or less)
- Final 3rd party approved energy inspection report
- Termite affidavit
- Spray foam insulation letter
- Irrigation final report
- Blue tag from the Water Department
- Retaining wall final engineer report and all other pertinent permits issued to the project must be on site at the time of the final inspection.
For a sewer camera inspection, contact Public Works at 972-547-7371.

Construction Hours
Allowable construction hours in all zoning districts shall be as follows:
- Monday through Friday 6:00 a.m. to 9:00 p.m.
- Saturday 8:00 a.m. to 5:00 p.m.
- Sunday 1:00 p.m. to 5:00 p.m.
**INSPECTION READINESS POINTS** - We have developed the following lists of standard inspection points in an effort to assist the builders in assuring readiness for inspections, preventing time delays, and lowering the incidence of re-inspections. These are the most basic expectations and are not intended to supplant the code; nor shall they assure approval. Builder’s packets are required to be on-site at all inspections.

**PLUMBING ROUGH INSPECTION (NOT INCLUSIVE)**

- An address visible from the street
- The builder’s sign (with a phone number)
- The permit package (attached to the builder’s sign) containing:
  - The approved site plan (with setback stamp)
  - A form board survey w/ finished floor height (with an original seal and signature)
- A visible sewer tap connection
- A city clean-out at the property line
- A test tee in the sewer line (above the city clean out, not at the bottom of the hole)
- Water line material per code
- All fittings and piping exposed for inspection
- Sleeve the drainage PVC through beams and foundation
- Proper drainage fittings
- Proper fall on all drainage piping
- Proper bedding for all drainage piping
- A five foot plumbing stack water head test to the point of overflow
- A connection between the hot and cold water lines
- A hose bib to check for city pressure test on water lines
  
  (A 100 psi gage with a 50 psi test on the water lines allowed with prior approval)

  (NOTE - Insulation of water lines allowed after the inspection approval)

- Yard PE gas line (if applicable)
  - Minimum 18 inches deep
  - Approved gas wrap material on pre-bent risers
  - Tracer wire in the trench

**NOTE** – the drainage test (water head) and the water supply test (city pressure or air) must remain in place until after the foundation is poured.

**REMEMBER:** Erosion controls, debris control, trash bins, and port-a-potties are always inspection points
FOUNDATION INSPECTION (Not Inclusive)

- An address visible from the street
- The builder’s sign (with a phone number)
- The permit package (attached to the builder’s sign) containing –
  The City approved Engineer foundation plan
- Sleeve the drainage PVC and copper water lines through beams and foundation
- A five foot plumbing stack water head test to the point of overflow.

Note: 3rd party foundation letter required at BFE Inspection (Building Frame / Electrical)

ANCHORED VENEER (STONE OR BRICK) INSPECTION — This inspection may be requested prior to the Frame/MEP Inspection if all items below are in place:

- Anchor ties completely installed to top plate
- U-Flashig installed with no unprotected wood
- All openings and penetrations shall be properly flashed and water resistant barriers installed
- All gas piping shall be wrapped with proper protection.
FRAME & ELECTRICAL ROUGH INSPECTION (NOT INCLUSIVE)

Provide Foundation Letter and *Framing Letter

- Wires in device boxes installed and fastened per code
- Anchor/Fasten all load bearing plates per code (bolting) or with approved fasteners
- Mount device boxes to manufactures specifications and no box overfill
- Install all plan designed wall bracing and wall to plate and foundation anchors
- Wires stapled properly outside of box and throughout the structure
- Properly support beams per plan and/or code
- Jacuzzi electrical must be 4” above finished floor
- Install all flashing at gables
- New construction requires using new wiring and boxes
- Fire blocked chimney chase installed
- Receptacles in kitchen and dining room placed and protected per code
- Install required tempered windows
- Headers installed per plan and/or code
- Rafters, Ridges, Hips, and Valleys installed with full bearing and load distribution
- Support Roof framing members
- Joist hangars installed per plan design and fully nailed
- Draft stop dead air spaces, double walls, and chases
- House must be poly sealed
- Fire block & draft stop with approved materials

VERY IMPORTANT – The frame installation shall match the approved engineered design plans on site and in the permit packet.

*A passed frame (structural) inspection report signed and stamped by the design engineer or their agent is required at the frame inspection. All MEP’s must be installed before the time the acceptance letter is generated and inspection is called. “Correct and Proceed” reports will not be accepted; the letter shall also state that all MEP’s were installed and all structural repairs were addressed.
PLUMBING TOP OUT/ HVAC ROUGH (NOT INCLUSIVE)

An address (visible from the street), erosion control, debris control, trash bin, porta-let, and builders sign are always inspection points.

NOTE – The attic access pull down stair must be securely installed for inspection with a minimum 300 pound design load.

Gas supply - Black pipe (installer to provide BTU input information)
- Wrapped through brick
- Sized per code
- Tested to 3 PSI on 20 kPa gauge - set indicator to test pressure

Gas supply - Flexible stainless steel tubing (installer to provide BTU input information)
- Nail guards and gas line blocking
- Terminations at equipment
- Tested to 3 PSI on 5 to 20 kPa gauge
- Tested 5 PSI on 10 to 15 PSI gauge on high side

Drain, Waste, and Vent Piping – DWV sizing per code
- Trap arms (length, fall, size, and bends)
- Closet bends centered 15 1/2” (minimum) to framed walls and flanges secured
- Built up showers blocked and tested
- Tub boxes sealed – rat proofing
- Each floor rough tested to above lavatory arms (5’ head test)
- Vents through roof and flashed

Water – Supply and Distribution piping sized per code
- City pressure on hot and cold water – anti scalding valves installed where required
- Insulated in garage walls, outside walls, and in attic
- Water heater T&P line roughed-in and pan drain installed
- Water heater vent roughed, flashed, and secured 1” from combustibles
- Frost proof hose bibs secured to building frame

HVAC
- All equipment installed (ducts, vents, makeup air, primary/secondary drains, etc.)
- Access walkway and required working platform and lighting installed per code
- Exhaust air (moisture fan) unit installed and ducted to outside per code
- Fireplace unit installed and chimney/vent extended to outside
- Range hood installed and if vented to outside, duct installed per code.
**RESIDENTIAL TEMPORARY METERS (NOT INCLUSIVE)**

**House Ready for Inspection:**
- Address posted
- House bricked and sheet rocked
- Electric trim complete
- Gas shut off valve in place
- Seconds inspections shall be completed
- Gas and electric provider must be clearly marked on the breaker panel cover
- All trash and debris removed from house and garage

**Panel Readiness:**
- All breakers marked
- No exposed wires anywhere in the house
- Front panel cover to be removed (to be reinstalled after passing inspection)

*For temporary heating and AC only:*
- Breaker for 220 V plug in laundry
- Breaker for 110 V, GFCI circuit in laundry
- Breaker for furnace
- No other openings in panel
- Front panel cover to be removed (to be reinstalled after passing inspection)

**Panel Ground Connected:**
- All ground rods shall be driven the full length to where the rod is at grade level.
- Cold Water Ground (GEC) installed per code and connected and exposed
- Access To Attic Units – walk way and working platform installed per code
- Gas valve with sediment traps installed and capped or connected to unit with bonding
- Master tub installed with required bonding
- Connection to the concrete encased grounding electrode (Ufer) exposed
- Water heater installed and vented with all gas stops on

*TEMPORARY HEAT – This must be approved on a case by case basis with approval from the Chief Building Inspector*
**BUILDING & ELECTRICAL FINAL INSPECTION**

- No Debris and construction materials in empty/adjoining lots
- Addressing posted (front and back (if alley))
- No Spilled concrete on street, approach, and walks
- No Broken or cracked city walks or cross slope over 2%
- Ground rod and grounding electrode conductor connected
- AC unit maximum over current device rating identified in panelboard
- Garbage disposal operable
- GFCI’s located per code and working with labels
- Smoke detector and carbon monoxide detectors installed and operable
- Stair handrails installed to code
- Tempered glass located per code
- Receptacles located per code
- Seal fireplace lentil and log lighter with approved fire caulk
- Permit paper work on site, and uploaded to CSS: current drainage survey, third party final energy letter affirming final approved inspection of compliance, irrigation compliance letter, termite protection form on City approved form, spray foam letter if applicable, blue tag from the Water Department, and post any accessory permits (e.g., fence permit, irrigation permit, etc.)
- Landscape installed where required by plans – see landscape requirements
- No lot to lot drainage – will inspect with provided drainage survey
- Provide copy of the County final approved Septic/OSSF report or letter
- For all single family and duplex parcels, builders shall be required to plant two canopy trees per lot, prior to obtaining a certificate of occupancy. At least one of the trees shall be located in the front yard. If a required canopy tree is within 12 feet of a building foundation an alternate planting location site shall be approved by the landscape administrator. An existing quality tree of at least eight-inch caliper size located on the lot may be counted towards the requirement for a four-inch caliper tree, if appropriate tree protection measures have been followed.

**PLUMBING AND HVAC FINAL**

- Water meter can complete, to grade and cleaned out.
- City clean-outs with black oval cap – sewer camera blue tag on site
- House clean outs with PVC caps
- PVC vents above the roof painted
- All plumbing and fixtures completed, including the safety glazing on shower/tub enclosure
- Water closet secured rigidly to the floor
- All gas appliances connected correctly (if installed)
- All attic catwalks and work platforms solid, secure, and unobstructed
- Combustion air for gas appliances
- All plumbing fixtures to be securely installed – including deep sinks
- T&P line termination no less than 6” from floor or receptor
- Air gap fitting on all dishwasher installations
- Expansion tank installed if thermal expansion encountered and not controlled
- Locate city water valves and fire hydrant valves

**PLACEMENT OF INSPECTION TAGS & TRASH BIN SPECIFICATIONS**

1. Pre-Con: Tags are to remain with the builder packet at each stage of construction.
2. T-pole: Tags will be placed in builder’s packet at builder’s sign.
3. Ground Plumbing: Tags will be placed in builder’s packet at builder’s sign. Plot plan and form survey shall be placed there for inspector to check.
4. Foundation: Tags will be placed in builder’s packet at builder’s sign. Foundation plans & detail sheet shall be placed there for inspector to check.
5. Approach & Flat work: Tags will be placed in builder’s packet at builder’s sign.
6. Frame & Electrical Rough: Tags will be placed in builder’s packet. Full set of plans shall be there for inspectors to check.
7. Plumbing & HVAC Rough: Tags will be placed in builder’s packet. Full set of plans shall be there for inspectors to check.
8. Wall Ties: Tags shall be placed in builder’s packet.
9. Temporary Meters: Tags will be left at the electrical panel. At the electric panel and in clear view, display the name of the electric and gas providers.
10. Final Building & Electrical: Tags will be left at most open kitchen counters. Inspector will pick up energy code sheet, termite protection form, irrigation sheet, blue tag from Water Department and final grade drainage survey left by builder. All permits must be posted there.
11. Final Plumbing & HVAC: Tags will be left at most open kitchen counters. Inspector will pick up plumber’s water certification sheet. All permits must be posted there.

12. All trash bins shall be chain linked fence panels, with 2” openings, or 4’X 8’ plywood or OSB properly secured together. **4” or 6” welded wire will not be accepted!**

*****NOTE*****

If at any time the Builder’s packet is missing, a $50.00 re-inspection fee may be assessed.
These guidelines have been created in order to establish uniform standards for the installation and maintenance of required erosion and sediment control systems. This is the standard for all residential building sites in McKinney. Due to variations of site elevations or grade, some sites may have modified standards in order to meet the requirements of established ordinances. Any modifications will be reviewed and approved by the Director of Engineering or designee on a case by case basis.

The first inspection for residential new home construction is the preconstruction inspection. This is performed by an Erosion Control Inspector (ECI) from the Engineering Department and must occur and receive approval before construction begins. The following items are required to be in place at the preconstruction inspection:

- Porta-let*
- Trash receptacle
- Debris fence as necessary
- Silt fence*
- Curlex
- Stabilized rock entrance*
- Company sign with phone # and address of site
- Notice Of Intent (NOI) or Construction Site Notice (CSN) as appropriate
- Erosion Controls Violation Notice Box

*Detailed specifications may be found in the NCTCOG iSWM™ Technical Manual for Construction Controls. The City of McKinney Storm Water ordinance requires that these items remain in place and in good repair for the duration of the project.

The Contractor is responsible for erosion control and stabilization of all off-site disturbed areas resulting from the home building operation. This includes adjacent lots used for material storage and/or staging during the construction.
EROSION CONTROL STANDARDS

1. PORTA-LET: All residential sites are required to have one porta-let per lot.

   Exception 1: If two lots are side by side on the same side of the street, one porta-let may serve the two lots.

   Exception 2: The porta-let may be removed from the lot only when a working toilet is properly installed in the structure for the use of the workers.

2. TRASH BIN: Trash bins are required on all construction sites. The minimum requirements are 3-sided OSB or plywood bins, well nailed, OR 3-4 sided chain link fence panels properly secured. Chain link material will be no larger than 2”x2” square. We no longer accept welded wire fabric trash bins.

   Exception: Trash bin will not be required after the brick package and sheet rock is completed. The garage may be used for storage of excess materials and refuse until final inspection, in which case it must be empty. NO debris will be allowed on the lot.

3. DEBRIS FENCE/BARRIERS: Selected lots and sites (ex. next to common areas or nature preserves) are required to set up debris fence barriers to help contain lightweight materials and debris to the project site. On residential lots, debris fence is required when an occupied residence is within one lot of the project. Debris fence may be removed when project is ready for final inspection.

4. EROSION CONTROL SYSTEMS: All residential lots must maintain properly installed erosion and sediment controls for the duration of land disturbing activities, e.g. grading, excavation, primary construction, etc. At minimum silt fence shall be installed directly behind curb prior to starting work. Once the sidewalk has been laid curlex shall be installed between the curb and sidewalk with silt fence installed behind the sidewalk. Upon completion of the home and after final grade curlex shall be installed between the curb and sidewalk and a minimum of 4ft behind the sidewalk until 70% vegetation density is achieved.

   Silt fence and curlex may be moved out of the way for excavation and other activities such as final grade but MUST be replaced until sod or other approved soil stabilization devices are in place. Lots must have a minimum of 70% vegetation density at the front and back to remove erosion and sediment controls and to obtain a CO.

5. POURED DRIVEWAY OR STABILIZED ROCK ENTRANCE: A rock entry must be installed in order to park on a lot, unless flatwork with foundation has been poured. Rock entry must be 20’ wide by 8’ deep by 6” thick. Rock material must be a minimum average of 3”.

   Subcontractors will not be allowed to drive on the lots. If subcontractors’ vehicles are parked on lots, sites will be immediately written in violation, and fees will be assessed on first violation notice.

   Exception: Delivery of the following building materials: Bricks, sheet rock, lumber, cabinets, and very large appliances (i.e., air conditioner).

   Street must be kept clean at all times.
6. **ADDRESS AND SIGN:** All lots must have a company/builder sign located at the front of the lot facing the street. The lot address must be clearly posted and be easily seen from the street. Addresses painted on curb are not acceptable. It is highly recommended that independent and private builders include a contact phone number on their sign.

7. **STORM WATER POLLUTION PREVENTION PLAN:** A SWPPP is required for all sites greater than 1 acre or part of a common plan of development greater than 1 acre. A copy of the NOI and CSN shall be submitted to the City of McKinney Engineering Department prior to starting work. Paperwork and permits, including the NOI and CSN, shall be posted in a location viewable to the public. City of McKinney ordinances require that these systems remain in place and in good repair for the duration of the project.

8. **EROSION CONTROLS VIOLATION NOTICE BOXES:** Each builder in each sub-division must post a box to contain the erosion control violation notices.

9. **CONCRETE WASHOUT SITES:** Each Builder will install and maintain their own washout site. If builders in the same sub-division agree to share a washout site, EACH builder will post a builder’s sign on that site. A letter will be sent to the City of McKinney stating it is a shared site, by whom, and the letter shall designate what builder is responsible for clean up and maintenance. The washout site shall be constructed as follows:
   a. The washout site will be surrounded on three sides with silt fence.
   b. A rock entry will be installed on the entrance of the washout site. The rock entry will be designed so that no runoff from site will occur.
   c. The washout site will be lined with plastic (minimum 10 mm thick) or equivalent measure to prevent seepage to groundwater.
   d. Each site will have a builder’s sign posted

***REMINDER***
A preconstruction inspection is required before any other inspections may be completed. It is recommended that you schedule a preconstruction inspection when you pick up the site permit.
Erosion and Sediment Control
Construction Site Standards for
Residential New Construction

Additional Items

- Porta-let
- Trash bin
- Address posted
- Company sign

This sample plan represents a typical single family lot. Users of these standards must make their own assessment (or seek professional advice) as to the conditions and drainage patterns of individual sites. These conditions should determine the selection and location of appropriate BMPs.
Daily Compliance Checklist Example

<table>
<thead>
<tr>
<th>Best Management Practice (BMP)</th>
<th>✔</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Perimeter Controls</strong> – BMPs are installed along back of curb and along the lot line of adjacent properties which are downhill and receive runoff from permitted lot. Following sidewalk installation, BMPs are moved to the back of sidewalk to prevent sediment from reaching the sidewalk. BMPs are maintained to ensure proper function, including repair or replacement of torn, degrading, missing or otherwise ineffective materials. Remove sediment deposits as necessary to provide adequate protection.</td>
<td></td>
</tr>
<tr>
<td><strong>Lot Access</strong> – Required for each individual lot. A surface suitable for parking and unloading that prevents the tracking of mud and rock onto the street is installed. All vehicles that access the lot shall use the construction entrance. Restrict other access if necessary to prevent tracking onto the street.</td>
<td></td>
</tr>
<tr>
<td><strong>Inlet Protection</strong> – BMPs are in place and functioning for both area inlets and curb inlets along street. Maintenance includes removal of sediment following each rain event and replacement of failing materials. Do not allow sediment to enter inlet during maintenance.</td>
<td></td>
</tr>
<tr>
<td><strong>Intermediate Control</strong> - Long or steep drainage paths have intermediate or interior BMPs installed to help slow the flow of runoff. Failure of perimeter controls due to the force of runoff often determines the need for intermediate controls.</td>
<td></td>
</tr>
<tr>
<td><strong>Stockpiles</strong> – Stockpiles are protected to prevent sediment from reaching the street and adjacent properties. Stockpiles are located away from street and property lines.</td>
<td></td>
</tr>
<tr>
<td><strong>Other Pollutants</strong> - Trash and debris are contained. All waste water, including concrete washout, is properly disposed of. Materials and chemicals are properly stored.</td>
<td></td>
</tr>
</tbody>
</table>

**Contractor Responsibilities**

1) The permit holder is responsible for the installation and on-going maintenance of all lot-specific erosion and sediment control BMPs. Lot access, inlet protection and perimeter control shall be installed prior to any land disturbance.

2) Inspection frequency shall, at a minimum, meet TXR15000 criteria and whatever is deemed necessary to ensure the BMPs are functioning as designed. In addition, city ordinance requires that an inspection be conducted within 24 hours of a rain event of ½ inch or more. Problems noted during any inspection shall be corrected within 7 days unless otherwise noted by ECI.

3) Once construction has commenced, the permit holder is responsible for the maintenance of BMPs protecting area inlets on or adjacent to their lots. It is critical that sediment not be allowed to reach the storm sewer system.

4) The lot access provides a place for parking vehicles off-street and an area where materials can be off-loaded. The intent of this requirement is to provide a stable surface for access and parking where mud and other debris are not likely to be tracked onto the street. Proper maintenance of the entrance is required until such time as a permanent driveway can be installed. Entry to the lot shall be restricted to the lot access.

5) During the entire construction process the permit holder is responsible to ensure that mud, dirt, rocks and other debris are not allowed to erode or be tracked onto city streets and sidewalks. Should any mud or other debris find its way to the street, the contractor shall take immediate steps to have it removed.
NOTES:
1. RESIDENTIAL SEWER LATERAL SHALL BE MINIMUM 4" PVC CLASS 160 SDR 26 AT A 21 MINIMUM GRADE.
2. SEWER LATERALS SHALL EXTEND TO A POINT 10 FT BEYOND RIGHT—OF—WAY LINE AND SHALL BE A MAXIMUM OF 5 FT DEEP.
3. SEWER LATERALS SHALL BE PLACED AT THE CL OF EACH LOT.
4. DURING INITIAL LATERAL INSTALLATION, A 4" CLEANOUT SHALL BE BROUGHT 3—4 FT ABOVE GRADE AT THE R.O.W. LINE.
5. PRIOR TO FINAL GRADING, LATERAL LOCATION SHALL BE MARKED ON CURB AND CLEANOUT TO BE CUT 1 FOOT BELOW GRADE.
6. CONNECTION TO THE MAIN SHALL BE MADE WITH A COMBO WE A EXTRA—LONG SWEEP J£ BEND.
7. NO CONNECTIONS OR FITTINGS ARE ALLOWED ON THE VERTICAL STACK.
DRIVE APPROACH & SIDEWALK INSPECTION GUIDELINES*

Readiness Points:

- If block-out has damaged remaining curb, saw out bad area
- If the block-out is within two feet of redwood header or saw joint, extend the blockout to the header or joint
- Check for valve boxes, water meters, and sewer cleanouts in proposed paving locations
- If applicable, remove concrete pad from valve box and adjust to grade; pour new pad with sidewalk if valve is in walk
- Expansion joints on sidewalks every 20 feet and/or equally spaced
- At a storm drain inlet, move driveways 5’ from the beginning of the radius. Car will drag due to increased curb height
- Sewer service needs to be compacted before walk is poured. Install traffic-bearing cleanout if in right of way
- Install smooth dowels with proper caps at property line on sidewalks. Dowel into street at wheelchair ramps. Dowel into redwood expansion between drive approach and driveway and epoxy seal dowels into street
- Provide expansion material at curb for jump walk
- No exposed aggregate permitted
- Be aware of potential differential settling on sidewalk
- Drive approach slope must end at face of gutter – not at end of blockout
- In bar-ditch sections, check downstream culvert size, where applicable, to assure sufficient size to pass the flow
- Redwood stakes allowed below grade, but not above the middle of the expansion board

Inspections pertaining to Flatwork

- Approaches
- Walks (sidewalks and other flatwork)

*REMEMBER: Erosion controls, debris control, trash bins, and porta-let are always inspection points
CITY SIDEWALK / DRIVE APPROACH / CURB RAMP
COMPLIANCE DETAILS

This document is provided to you by the Building Inspection Department as a guide for the installation of the city walk / drive approach / curb ramp in order to conform with the American with Disabilities Act (ADA)

These guidelines must be followed and must pass final building inspection of the project.

If you have any question concerning these requirements please contact building Inspection.

972-547-7400

221 N. Tennessee Street

The information contained within this packet regarding pedestrian facilities is a representation of the information from the Proposed Accessibility Guidelines for Facilities in the Public Right of Way. These guidelines represent the best practices for providing accessible routes for all people. The information provided within this document and from the Proposed Accessibility Guidelines for Facilities in the Public Right of Way is intended to provide guidance for the design and construction of pedestrian facilities within the public right of way in McKinney. It is the responsibility of the Design Professional, Contractor, and Owner to ensure that all pedestrian facilities constructed meet the requirements of the Federal Americans with Disabilities Act.
NOTES:
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC.
3. NEW ASPHALT SHALL MATCH PROPOSED PAVEMENT THICKNESS WITH TOP 2' TYPE D AND THE REMAINING ASPHALT SHALL BE TYPE B PER TXDOT SPECIFICATIONS.
NOTES: ALL NEWLY CONSTRUCTED SIDEWALKS, CUR RAMPS AND CROSSWALKS INSTALLED WITHIN CITY OF McKinney PUBLIC RIGHTS—OF—WAY SHALL BE CONSIDERED A PEDESTRIAN ACCESS ROUTE AND SHALL CONFORM TO THE MOST CURRENT GUIDELINES FOR PUBLIC RIGHTS—OF—WAY CREATED BY THE UNITED STATES ACCESS BOARD.

1. SEE DETAIL 2125M (SHEET 2 OF 4) FOR RAMP FEATURE DESCRIPTIONS
2. SEE DETAIL 2125M (SHEET 3 OF 4) FOR SECTIONS X-X AND Y-Y
3. SEE DETAIL 2125M (SHEET 4 OF 4) FOR ADDITIONAL NOTES

DATE: DECEMBER 2018
STANDARD DRAWING NO. 2125M
CITY OF McKinney, Texas
DETECTABLE WARNING DEVICES (DWD) SHALL BE PRE—MANUFACTURED CAST—IN—PLACE PLATES FROM THE CITY OF MCKINNEY APPROVED VENDOR LIST INSTALLED TO THE MANUFACTURER’S SPECIFICATIONS, AND SHALL MEET ALL ADA REQUIREMENTS. NO BRICK PAVERS ALLOWED. COLOR TO BE BRICK RED OR SIMILAR. DWD SHALL BE 24 INCHES IN LENGTH FOR THE FULL WIDTH OF THE STREET CONNECTION STARTING AT THE BACK OF CURB.

ALSO KNOWN AS “CLEAR SPACE” PER ADA PROWAG, THE CITY Requires a MINIMUM LANDING SPACE OF 5—FOOT BY 5—FOOT AT THE BOTTOM OF EVERY RAMP. THIS LANDING SPACE SHALL HAVE A CROSS SLOPE IN BOTH DIRECTIONS THAT DOES NOT EXCEED 2.0%. AND SHALL BE WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.

THE RAMP COMPONENT OF THE DIRECTIONAL CURB RAMP SHALL HAVE A CONTINUOUS LONGITUDINAL SLOPE MORE THAN 51 AND LESS THAN 8.3%. THE RAMP SHALL ALSO HAVE A CROSS SLOPE OF NO MORE THAN 2.0%. LENGTH OF RAMP CAN VARY, BUT SHALL NOT EXCEED 15 FEET TO ACHIEVE DESIRED ELEVATION CHANGE.


PAVING CONTRACTOR SHALL LEAVE BLOCK OUT WITH A KEYWAY JOINT INSTALLED. MINIMUM OF 18 INCHES MEASURED FROM BACK OF CURB. BLOCK OUT SHALL BE POURED MONOLITHICALLY WITH CURB RAMP. CONCRETE SHALL TIE TO STREET PAVING WITH A KEYWAY JOINT PER CITY DETAIL 2050M. NO CURB SHALL BE CONSTRUCTED WHERE A DWD IS PROVIDED. THE CURB ON EITHER SIDE SHALL HAVE A TYPICAL 5 FOOT TAPER TO TRANSITION FROM THE STANDARD 6—INCH CURB HEIGHT TO BE FLUSH WITH RAMP.

All work associated with accessible routes shall be installed flush with all features to minimize vertical surface discontinuities. Each segment along accessible route shall be flush with no more (zero tolerance) than a 1/4—inch grade separation (elevation difference), or 1/2—inch grade separation if beveled (bevel slope shall not be steeper than 501).

A SIDEWALK HEADER SHALL BE CONSTRUCTED AT ENDS OF ALL WORK PERFORMED.

STREET CROSSINGS SHALL ADHERE TO SAME GUIDELINES AS OTHER ACCESSIBLE ROUTES WITHIN PUBLIC RIGHT—OF—WAY, AND SHALL BE FOR THE FULL WIDTH OF THE IN—LINE ACCESSIBLE ROUTE. CROSS SLOPE SHALL NOT EXCEED 2@*. NEW STREET CONSTRUCTION SHALL INCORPORATE ALL ADA DESIGN REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL AND CONTRACTOR TO ENSURE ALL STREET CROSSINGS MEET THE REQUIREMENTS OF PROWAG. STREET ALTERATIONS ON EXISTING STREETS TO BRING TO COMPLIANCE SHALL BE AT THE CITY ENGINEER’S DISCRETION.

All CURBS CONSTRUCTED AS PART OF AN ADA RAMP SHALL MATCH CITY CURB STANDARDS.

* SEE PROWAG SPECIAL DESIGN CONSIDERATIONS WHEN STREET CROSSING HAS NO STOP OR YIELD CONDITION.
T = THICKNESS OF STREET PAVEMENT

DETECTABLE WARNING DEVICE
(PRE-FABRICATED PLATE IN 1/2 INCHES)
IDE FOR FULL Y/10T OF STREET (SECTION)

MINIMUM 6" TRANSITION TO MATCH ADJACENT PAVEMENT THICKNESS

SECTION X-X
N.T.S.

**KEYWAY JOINT FOR NEW CONSTRUCTION. STREET CONNECTION SHALL BE LOGICAL BUTT JOINT FOR CONNECTIONS TO EXISTING ROADS/WAYS.

SECTION Y-Y
N.T.S.

NOTE: ALL SIDEWALK CURB RAMPS WILL BE 4000 PSI CONCRETE.

DIRECTIONAL CURB RAMP
CITY OF MckINNEY, TEXAS
DATE: DECEMBER 2018
STANDARD DRAWING NO. 2125M
PEDESTRIAN ACCESSIBILITY (WITHIN PUBLIC R.O.W.)

ALL NEWLY CONSTRUCTED SIDEWALKS, CURB RAMPS AND CROSSWALKS INSTALLED WITHIN CITY OF MCKINNEY PUBLIC RIGHTS—OF—WAY SHALL BE CONSIDERED A PEDESTRIAN ACCESS ROUTE AND SHALL CONFORM TO THE MOST CURRENT GUIDELINES FOR PUBLIC RIGHTS—OF—WAY CREATED BY THE UNITED STATES ACCESS BOARD.

CURB RAMPS

1. ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE. LESSER SLOPES THAT STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
2. LANDINGS SHALL HAVE A MAXIMUM 2g SLOPE IN THE TRANSVERSE AND LONGITUDINAL DIRECTIONS.
3. CLEAR SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 5'X 5' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
4. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2P
5. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE MOST CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS), 16 TAC 68.102, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND 2011 PROPOSED ACCESSIBLE GUIDELINES FOR PEDESTRIAN FACILITIES IN PUBLIC RIGHT OF WAY (PROWAG).
6. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS AND ACCESSIBLE ROUTES SHALL ALIGN WITH THEORETICAL CROSSWALKS UNLESS OTHERWISE DIRECTED.
7. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
8. PROVIDE A FLUSH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
9. ACCESSIBLE ROUTES ARE CONSIDERED "RAMPS" WHEN LONGITUDINAL SLOPES ARE BETWEEN 5g AND 8.3g (MAXIMUM ALLOWABLE). SIDEWALKS UNDER 5R LONGITUDINAL SLOPE ARE DEEMED ACCESSIBLE ROUTES AND MUST FOLLOW ALL APPLICABLE GUIDELINES.

DETECTABLE WARNING DEVICE

10. CURB RAMPS OR LANDINGS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 705 OF THE TAS. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES. FURNISH AND INSTALL AN APPROVED CAST IN PLACE DARK RED DETECTABLE WARNING SURFACE MATERIAL ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
11. DETECTABLE WARNING MATERIALS MUST MEET CITY OF MCKINNEY MATERIAL SPECIFICATION (REFER TO TXDOT APPROVED VENDOR LIST) AND BE LISTED ON THE MATERIAL PRODUCER LIST. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER’S SPECIFICATIONS.
12. DETECTABLE WARNING SURFACES MUST BE SUP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
13. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL AND EXTEND THE FULL HEIGHT OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
14. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS AT OR TO THE BACK OF CURB. WHEN PLACED ON THE RAMP ALIGN THE ROWS OF DOMES TO BE PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET. WHERE DETECTABLE WARNING SURFACES ARE PROVIDED ON A SURFACE WITH A SLOPE THAT IS LESS THAN 5 PERCENT, DOME ORIENTATION IS LESS CRITICAL. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.

SIDEWALKS

15. PROVIDE CLEAR GROUND SPACE AT OPERABLE PARTS, INCLUDING PEDESTRIAN PUSH BUTTONS. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE REACH RANGES SPECIFIED IN TAS 10g.
16. PLACE TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SO AS NOT TO OBSTRUCT THE PEDESTRIAN ACCESS ROUTE.
17. STREET GRADES AND CROSS SLOPES SHALL BE AS SHOWN ELSEWHERE IN THE PLANS.
18. CHANGES IN LEVEL GREATER THAN 1/4 INCH ARE NOT PERMITTED (1/2 INCH HTH BEVEL).
19. WHERE A 4'-SIDEWALK IS PROVIDED, A 5'X 5' PASSING AREAS ARE REQUIRED AT INTERVALS NOT TO EXCEED 200'.
20. THE LEAST POSSIBLE GRADE SHOULD BE USED TO MAXIMIZE ACCESSIBILITY. THE RUNNING SLOPE OF SIDEWALKS AND CROSSWALKS WITHIN THE PUBLIC RIGHT OF WAY MAY FOLLOW THE GRADE OF THE PARALLEL ROADWAY. WHERE A CONTINUOUS GRADE GREATER THAN 5g MUST BE PROVIDED, HANDRAILS MAY BE DESIRABLE TO IMPROVE ACCESSIBILITY. HANDRAILS MAY ALSO BE NEEDED TO PROTECT PEDESTRIANS FROM POTENTIALLY HAZARDOUS CONDITIONS. IF PROVIDED, HANDRAILS SHALL COMPLY WITH TAS 505.
21. HANDRAIL EXTENSIONS SHALL NOT PROTRUDE INTO THE USABLE LANDING AREA OR INTO INTERSECTING PEDESTRIAN ROUTES.
NOTES:
1. EXISTING CURB AND GUTTER, IF ANY MUST BE SAWED AS DIRECTED BY THE CITY ENGINEER, HORIZONTAL CURB CUTOFF SHALL BE AT AN ELEVATION OF 1" ABOVE THE EXISTING GUTTER WITH A MINIMUM LENGTH AS SHOWN. THE TRADITIONAL SAW CUT SHALL HAVE A RUN OF 2"—6" AND SHALL RISE TO MEET THE EXISTING TOP OF CURB. ALL EXPOSED EDGES SHALL BE GROUND TO A 1/8" RADIUS. ALL EXPOSED EDGES SHALL BE GROUND TO A 1/8" RADIUS. SAW CUTTING SHALL BE PERFORMED WITH A RIDE— ON SAW EQUIPPED WITH A DIAMOND SAW BLADE.
2. SIDEWALK SECTION THRU DRIVEWAY SHALL BE POURED SAME THICKNESS AS DRIVEWAY APPROACH. (EXISTING SIDEWALK, IF ANY, SHALL BE REMOVED AND REPLACED.)
3. THIS WORK SHALL NOT DISRUPT THE DESIGN FLOWLINE OF EXISTING GUTTER.
R.O.W. LINE

SIDEWALK

EASED REDWOOD EXPANSION JOINT SIDEWALK TO BE FLUSH WITH DRIVEWAY FDVMT

CURB EAR EXPANSION

SAW CUT B LOCKOUT

MATCH EXISTING STREET SECTION (6" MINIMUM THICKNESS)

PLAN VIEW
N.T.S.

11.5 FT TYPICAL

21 FALL FROM R.O.W. TO TOP OF CURB

MIN. 18" VARES

2 MAX. SIDEWALK FOR 5" 1" END CURB TRANS. BEFORE SIDEWALK

7/2" EXPANSION JOINT

6" MIN. 2 EXPANSION JOINT

EXISTING STREET

MAINTAIN FLOWLINE OF EXISTING GUTTER

SECTION A—A
N.T.S.

*SIDEWALK CROSSING DRIVEWAY SHALL MEET ALL EQUIPPED FEDERAL GUIDELINES FOR ACCESSIBLE ROUTES.

INSPECTION MUST BE MADE BY BUILDING INSPECTOR PRIOR TO PLACEMENT OF CONCRETE

RESIDENTIAL DRIVE APPROACH

CITY OF McKinney, Texas

DATE: DECEMBER 2018

STANDARD DRAWING NO.

2150M
R.O.W. LINE
MAX.
4000 PSI CONC 8; 28 DAYS,
NO. 4 BARS @ 18" O.C.E.W.
(SEE STD. DETAIL NOTE 1)

MATCH EXISTING STREET SECTION
(6" MINIMUM THICKNESS)

PLAN VIEW

ALLEY

SEE DETAIL 2055M

2.5' TYP.

SEE DETAIL 2055M

EXISTING ALLEY

SECTION A—A

INSPECTION MUST BE MADE
BY BUILDING INSPECTOR PRIOR
TO PLACEMENT OF CONCRETE

DATE: DECEMBER 2018

CITY OF McKinney, Texas

STANDARD DRAWING NO.

2150M
RESIDENTIAL DRIVE APPROACH GENERAL NOTES:

1. IF ADJACENT CURB IS DAMAGED DURING SAW CUT OF BLOCKOUT, DAMAGED CURB SHALL BE REPLACED TO CITY OF McKINNEY STANDARDS.

2. IF THE BLOCKOUT IS WITHIN TWO FEET OF REDWOOD HEADER OR SAW JOINT, EXTEND THE BLOCKOUT TO THE HEADER OR JOINT.

3. CHECK FOR VALVE BOXES, WATER METERS AND SANITARY SEWER CLEANOUTS IN PROPOSED PAVING LOCATIONS. ADJUST DEVICE PER CITY STANDARDS.

4. IF WATER VALVE IS ADJACENT TO SIDEWALK, REMOVE CONCRETE PAD FROM WATER VALVE AND ADJUST TO GRADE WITH NEW CONCRETE PAD. SIDEWALK WILL SERVE AS PAD IF LOCATED IN WALK, AND A MINIMUM 48— INCH PEDESTRIAN PATH CAN BE MAINTAINED.

5. NO PORTION OF A DRIVEWAY BLOCKOUT MAY ENCROACH ON A STORM INLET VARIABLE THROAT BLOCKOUT.

6. TRAFFIC— BEARING CLEANOUTS SHALL BE INSTALLED IF SANITARY SEWER SERVICE FALLS WITHIN DRIVEWAY PAVING.

7. NO EXPOSED AGGREGATE PERMITTED WITHIN RIGHT— OF— WAY.

8. DRIVE APPROACH SLOPE MUST END AT FACE OF GUTTER — NOT AT END OF BLOCKOUT.

9. ROADWAY PAVEMENT JOINTS SHALL NOT EXTEND THROUGH DRIVE.

10. REINFORCING SHOWN IS MINIMUM ONLY AND SHOULD MATCH PROJECT SPECIFIC PAVEMENT DESIGN, WHICHEVER IS MORE CONSERVATIVE.

11. CURB, GUTTER, PAVEMENT AND VALLEY TO BE Poured MONOLITHIC.

12. DRIVEWAY SLOPE FROM R.O.W. TO HOUSE SHALL NOT EXCEED 12@ FOR ALL PARTS OF THE DRIVEWAY UNLESS APPROVED IN WRITING BY BUILDING INSPECTIONS DEPT.

13. NO DRIVEWAY CUT SHALL BE LOCATED CLOSER THAN 30 FT. FROM THE CURB RETURN OF AN ADJACENT ROADWAY INTERSECTION, MEASURED FROM THE PC(BEGINING POINT OF CURVATURE) OF THE STREET RADIUS TO THE CLOSEST EDGE OF THE PAVEMENT OF THE DRIVEWAY.

14. ELEVATION DIFFERENTIALS FROM THE LOW SIDE DRIVEWAY CONNECTION TO THE STREET TO THE FINISHED PAD EXCEEDING THE VALUES BELOW FOR THE FOLLOWING BUILDING SETBACKS SHALL REQUIRE SPECIAL TREATMENT TO HOMES THAT MAY INCLUDE, BUT NOT LIMITED TO DROP GARAGES TO MAINTAIN A MAXIMUM DRIVEWAY SLOPE OF 121:

   • 20 FT SETBACK = 2.4 FEET ELEVATION DIFFERENCE  
   • 25 FT SETBACK = 3.0 FEET ELEVATION DIFFERENCE  
   • 30 FT SETBACK = 3.6 FEET ELEVATION DIFFERENCE  

   ELEVATION DIFFERENTIAL MEASURED FROM THE UPSTREAM COPNEP OF DRIVE/YAY AT R.O./Y LINE TO THE BUILDING SETBACK LINE

15. EACH SIDEWALK CROSSING A DRIVEWAY SHALL MEET ALL REQUIRED FEDERAL GUIDELINES FOR ACCESSIBLE ROUTES.

   • 2@ MAXIMUM CROSS SLOPE *(See Below)  
   • 5@ MAXIMUM LONGITUDINAL SLOPE OR MATCHING STREET GRADE IF EXCEEDS 51

* CITY INSPECTORS WILL CHECK THE SLOPES AT PRE— POUR AND ALSO AT "BUILDING FINAL". IF MORE THAN 21 CROSS SLOPE IS FOUND, CORRECTIONS MUST BE MADE TO COMPLY WITH THE 2@ SLOPE OR LESS.
SIDEWALK PANELS SHALL BE GROOVED 'g' DEEP AND SPACED PER TABLE.

PLAN VIEW

LIGHT BRUSH FINISH

AS SPECIFIED

SECTION "A—A"

ROAD TYPE | MINIMUM SIDES/ALK WIDTH (W) | PANEL SPACING (J) | EXPANSION JOINT (S)
---|---|---|---
P6D | 8' | 8' | 12'
G6D | 8' | 8' | 32'
G4D | 8' | 8' | 32'
6D | 8' | 8' | 32'
M4D | 8' | 8' | 32'
M4U | 8' | 8' | 32'
M3U | 6' | 6' | 24'
C2U | 5'/6' | 5'/6' | 25'/24'
R2U* | 5' | 5' | 25'

*5'7" PASSING SPACE REQUIRED EVERY 200 FT

NOTES:
1. CROSS SLOPE OF SIDEWALK SHALL BE NO GREATER THAN 21
2. SIDEWALK CONCRETE WITHIN CITY R.O.W. SHALL BE MINIMUM 4,000 PSI CONCRETE.
3. ALL SIDEWALKS SHALL MAINTAIN POSITIVE DRAINAGE.
4. PAVED SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF ALL THOROUGHFARES AND COLLECTORS, AND ALONG ALL RESIDENTIAL OR LOCAL STREETS WHICH ARE LOCATED IMMEDIATELY ADJACENT TO A SCHOOL SITE AND FOR A DISTANCE OF ONE BLOCK ALONG SUCH STREETS LEADING DIRECTLY TO A SCHOOL SITE.
5. MINIMUM WIDTH OF 6' IF SIDEWALK ADJACENT TO CURB.
6. STEEL WIRE MESH IS NOT ACCEPTABLE.
7. NO BELOW GRADE STAKES IN EXPANSION JOINTS.
8. ALL REINFORCING STEEL SHALL BE SUPPORTED BY AN APPROVED DEVICE.
"SEALED NON—EXTRUDED PRE—FORMED EXPANSION MATERIAL
USE EDGER—BOOTH SIDES
MATCH ROUNDED EDGE RADIUS ON CURB

8" $3 BAR 6 18" CENTERS INSTALLED 4" DOWN FROM TOP OF CURB

4" MIN

2" COMPACTED CLEAN SAND
LIME STABILIZED SUBGRADE

JOINT LUG DETAIL FOR MEDIAN PAVEMENT
LEAD WALK CONNECTIONS OR SIDEWALK ADJACENT TO CURB
N.T.S.

2" EXPANSION JOINT WITH SEALING COMPOUND (BY FUTURE CONNECTION)

FUTURE SIDEWALK
2" HOLLOW SIDEWALK

$3 BAR
CONCRETE SIDEWALK
2" COMPACTED CLEAN SAND

BENT $3 BARS @ 18" O.C.

SIDEWALK HEADER
N.T.S.

SHEET 2 OF 3

REINFORCED CONCRETE SIDEWALKS
JOINT LUG AND HEADER
CITY OF McKinney, Texas

DATE: DECEMBER 2018
STANDARD DRAWING NO. 2170M
FINISH GRADE SHALL BE COMPACTED AND SET 3" MAX. BELOW TOP OF SURFACE OF HIKE & BIKE TRAIL.

TOOL OR SAW JOINTS @ TO ½" WIDE AND TO A 1X½" DEPTH ON 10' CENTERS.

PLANT VIEW

SECTION "A—A"

SECTION "B—B"

TRAIL WIDTH (W) | EXPANSION JOINT SPACING (S) | PANEL SPACING (J)
---|---|---
10' | 40' | 10'
12' | 36' | 12'

W—SPECIFIED IN PLANS

REINFORCED CONCRETE SIDEWALKS
HIKE & BIKE TRAIL

DATE: DECEMBER 2018

STANDARD DRAWING NO. 2170M

CITY OF MCKINNEY, TEXAS
This is the only type of detectable warning texture permitted for barrier free ramps within the City of McKinney
May 15, 2019

Building Permit Applicant:

This correspondence shall serve to provide information relevant to the City of McKinney’s Solid Waste Ordinance and the responsibilities of builders to comply with City regulations.

It is unlawful for any person to engage in the business of collecting solid waste and recyclable material within the city except as may be specifically authorized by contract with the City, or specifically authorized in accordance with the Solid Waste Ordinance. It is unlawful to deposit solid waste generated within the corporate City limits into any place other than a City-designated landfill.

All solid waste generated within the corporate city limits shall be deposited at the North Texas Municipal Water District (NTWMD) Regional Disposal Facility (RDF-121) at 3802 Hwy 121 North, Melissa, Texas 75454, (469) 626-4451/4452 or www.ntmwd.com/contact-us.

Per the Solid Waste Ordinance, a builder has three (3) solid waste disposal options:

1. A builder may transport construction waste from the permitted building site directly to the city designated NTMWD landfill using the builder’s own/company vehicles and employees; or

2. A builder may contract with the City’s designated solid waste contractor, Waste Connections, by calling 469-452-8000 to collect and transport construction waste from a building site; or

3. A builder may also recycle construction waste material generated at the building site. McKinney remains an open-market city whereby commercial recyclable material may be source-separated and transported to a city approved processing facility by a commercial hauler in compliance with the Solid Waste Ordinance and when permitted by TCEQ. Private commercial haulers desiring to provide construction and demolition (C&D) recycling services within the corporate city limits shall submit an application, with appropriate fee, to the City Solid Waste Services Division. You may call (972) 547-7385 to obtain a commercial recycling permit form.

City staff will monitor building/construction sites to ensure compliance with the ordinance provisions, and provide enforcement as necessary.

Should you have any questions please contact City Solid Waste Services Division at (972) 547-7385 or Contact-SolidWaste6A.mckinneytexas.org.

Sincerely,

Eric Hopes, CPM
Solid Waste & Fleet Superintendent