



TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

3812 Eck Lane • Austin, Texas 78734
• Phone (512) 266-1111 • Fax (512) 266-2790

PLUMBING INSPECTIONS - General

As required by State law, **Water District 17 has adopted the 2009 Uniform Plumbing Code with local amendments and deletions.**

District 17 requires inspection fees to be deposited or escrowed **AT THE TIME THE PLUMBING PERMIT IS ISSUED.** Permit and Inspection fees will be charged as follows:

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|------------------|--|
| Residential: | \$50 permit and 8 inspections @ \$50 = \$450.00 |
| Commercial: | \$50 permit and 8 inspections @ \$55 = \$490.00 |
| Irrigation: | \$50 permit, \$40 plan review and 1 inspection @ \$55 = \$145.00* (Residential & Commercial) |
| Pool: | \$50 permit and 2 inspections @ \$50 = \$150.00* |
| Pool Commercial: | \$50 permit and 2 inspections @ \$55 = \$160* |

*Irrigation and Pool also require backflow test to be scheduled and paid separately.

An Irrigation Policy was adopted July 1, 2009 per 30 TAC 344 and HB 1656. It can be found in its entirety on the District website.

These fees will allow for the District's five inspections: rough-in, copper, topout, yardline, and final plus 3 fees for any reinspections. The District will establish escrow accounts for permitting and inspection fees for those companies wishing to do so.

Prior to the start of any work, a licensed master plumber must pull a plumbing permit from the District office at 3812 Eck Lane. The District uses **Patterson's Quality Inspections** as its only commercial and residential inspection company. Plumbing inspections are separate from building inspections, which may be required by the City of Lakeway, the City of Bee Cave or the City of Austin. Work started without a plumbing permit is subject to fines, stop work orders, and rework.

For locations in the City of Lakeway, plumbing permits and inspections will be done through District 17 as usual, using the UPC 2009 for both residential and commercial sites.

For locations in the City of Bee Cave, residential/commercial plumbing permits and inspections will be done through the City of Bee Cave. Irrigation and pool permits and inspections will be done through District 17. Prior to transfer of service from a builder, District 17 must be provided a copy of the Certificate of Occupancy, copy of the Customer Service Inspection certification, and copy of the test results for tests performed on all Backflow Preventers from the inspector or homebuyer.

For locations in the City of Austin or its limited purpose ETJ, all plumbing permitting and inspections will be performed by the City of Austin. In order to provide water service, District 17 must be provided with a copy of the City of Austin permit and a copy of the Certificate of Occupancy upon final inspection by the City.

Temporary water service is not provided. To start water service, the **builder** must pay the impact fee (if not already paid by the developer), and all other associated fees and request that a meter be set. The list of fees for different areas and subdivisions may be obtained at www.wcid17.org or at the District

office. **Building plans which show all fixtures utilizing water** must be submitted to the District in order for the meter to be sized. Payment may be made at the time of plan submittal, or in some cases you may wait until the meter is sized (for larger residences) and tap availability is researched for the total cost of service application fees. Builders are responsible for paying monthly water bills until the account can be transferred to the residents after the plumbing final is passed. Deposits are fully refundable to the builder at that time.

Some homes (depending on the size and number of fixtures installed) may use more than one Living Unit Equivalent (LUE) of water capacity. The Uniform Plumbing Code indicates the meter and yardline size required for various configurations. **In an effort to provide service at the lowest cost, the owners of residences which are sized for 1” meters *may be allowed to put in a 5/8” or 3/4” meter at the owner’s option.* Please note that the District policy is somewhat more lenient than the code requires, but anything over a 70 fixture unit count will require a 1” meter, and this will not be negotiable. Property owners who are permitted to install smaller meters than the code indicates and are required to sign a form stating they understand the meter size is not to code.**

No one should be moved into a residence which has not passed final plumbing inspection.

The District will not give the gas company permission to establish service to any such property, and the account will not be transferred out of builder’s name until all inspections have been passed. **If people are moved into a residence which has not passed final plumbing inspection, water service will be discontinued until the plumbing has been finalized.** Developers must notify the District if they are to use LP gas (propane) within their subdivision. Plumbers and builders must also have this information to prevent possible serious accidents.

FOR COMMERCIAL PROJECTS:

The builder must submit a **site utility plan** to verify size and location of water lines; a **plumbing riser diagram** for drains, water, and gas; a **floor plan** for fixture count; and **\$100 per set** for plan review.

To summarize, procedures for establishing water service:

1. Builder pays all fees, presents plans, and requests a meter be set. District 17 sizes the meter. Meters can usually be set within two weeks if the tap is already in place. If the District must do a tap, the process *could take up to six weeks* depending on whether a road cut requiring a county permit is necessary. Please plan ahead accordingly.
2. Plumber pulls permit and starts work. If permit and inspection fees have not been paid by builder, plumber must do so at this time.
3. Plumber schedules inspections and inspector faxes results to the District. District pays inspectors directly at the end of each month.
4. Final inspection complete, builder transfers account to residents.

SCHEDULING INSPECTIONS

Before applying for a plumbing permit, please review the general inspection information above. Inspections are to be scheduled by the plumber and performed by Tommy Patterson’s Quality Inspections (TPQI): phone (512)734-2680, fax (512)696-8295. You will need to correspond directly with TPQI to schedule inspection requests or for questions regarding code requirements. All copies of inspections will be forwarded to WCID 17 by the inspection company.

Residential Inspections – State Law requires the District to pay all plumbing inspectors directly, and inspection fees must be paid in advance when the permit is issued. Additional inspection fees may be required for large projects. The permit fee of \$450.00 includes eight inspections. This fee is charged per building or for condominiums or duplexes per unit. Extra inspections are \$50.00 each.

Commercial Inspections – For plumbing inside the building, contact Tommy Patterson’s Quality Inspections at (512)734-2680. The permit fee of \$490.00 includes eight inspections. Fees can vary with each project but are typically \$55.00 for each commercial inspection.

Infrastructure / Construction Inspections – District personnel will perform inspections for infrastructure and water mains in the street or line extensions. For plumbing outside the building contact District 17 at (512)266-1111, ext. 10. The permit fee of \$490.00 includes eight inspections. Fees can vary with each project but are typically \$55.00 for each commercial inspection.

Irrigation Inspections - The Texas Legislature passed House Bill 1656 adding Section 49.238 of the Texas Water Code to establish and enforce the efficient use of water in irrigation. In compliance with this law, Water District 17 adopted a Landscape Irrigation Policy, effective July 1, 2009, to promote water conservation and insure proper design and installation of irrigation systems. As of January 1, 2010, the Texas Commission on Environmental Quality requires a licensed technician to be on-site during installation, an irrigation permit posted and a set of system plans on-site. Please review WCID 17’s Permit / Inspection Fees for irrigation system fees that vary based on the meter size and the number of zones in the system.

INSPECTION REQUIREMENTS

Plumbing Inspections

Pool Inspections

Irrigation System Inspections

Yardline Inspections