



SHADE STRUCTURE REQUIREMENTS

Permit Applications

Please check your deed restrictions and Home Owner's Association requirements before building, as they are not regulated by the Town.

All shade structure permit applications must contain the following information:

Attached shade structures shall conform to the regulations and setback requirements applicable to the main building to which they are attached.

Detached shade structures shall be subject to the following regulations, in addition to any applicable regulations of this code.

- I. **Required setbacks** – Detached shade structures must comply with the following setback requirements:
 - A. **Rear Yard** – Shade structures must be located at least five feet (5') from the rear property line.
 - B. **Side Yard** – Shade structures shall be set back a minimum of five feet (5') from the side property line.
 - C. **Front Yard** – Shade structures shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.
 - D. **Buildings** – Shade structures must be located at least five feet (5') from any other building or structure on the property.
 - E. **Swimming Pools** – Shade structures shall have no setback from the water's edge of a swimming pool unless piers will be used. If piers are used, the pier must be located a minimum of three feet (3') from the water's edge of the swimming pool.
 - F. **Easements** – Shade structures shall not be located within any easement.
 - G. **Drainage** – No shade structure may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of storm water flows.
 - H. **On-Site Sewage Facilities (Septic Systems)** – Shade structures located on lots where septic systems are utilized must be approved by the Environmental Health Division. Applicants must submit a site plan showing the layout of the septic system.

NOTE: Approval by the Town of Flower Mound does not constitute approval to violate any deed restriction. The Town of Flower Mound is unable to enforce deed restrictions; therefore, it is the responsibility of the applicant to verify compliance with all deed restrictions for his or her property, prior to starting construction.

II. Building Construction - All shade structures must comply with the following construction requirements:

- A. **Roof** – The roof must have a minimum 3:12 pitch. The color and materials of the roof of the shade structure (other than arbors) must closely resemble the color and materials of the roof of the main building.
- B. **Building Height** – The maximum height for any shade structure is fourteen feet measured from grade to the peak of the roof.

Exception: In Single-Family Estate (SF-E) and Agricultural (A) zoning districts, the maximum height for any shade structure is twenty feet measured from grade to the peak of the roof.

- C. **Foundations** – Foundation requirements for shade structures are as follows: Concrete pier 12" in diameter and 18" deep shall support posts. Posts may be anchored on top of the piers or be embedded a minimum of 6" into the pier. Proper protection from decay shall be provided. Shade structures may be supported by a concrete slab, without the use of piers, provided that the slab is at least 3 ½" thick and each column supports no more than 750 pounds in combined live and dead loads (if using this method, a load calculation must be provided on plan). Patio covers must be able to sustain horizontal wind and wind uplift loads of 75 miles per hour with a 90 mph 3-second gust.

NOTE: If doweling into an existing post-tensioned slab, an Engineer's design will be required.

III. Permit application – Applications must be complete and include the name of the plumbing and electrical contractors (if plumbing or electrical work is to be installed). Incomplete applications will not be processed. The following information is required:

A. **Shade Arbor**

- 1. Provide three (3) site plans showing all structures existing and proposed with dimensions of new structure and setbacks from property lines, house, and any other structure.
- 2. Provide two (2) sets of building plans detailing:
 - a. How the posts are set. Note: See "C. Foundations" above. These calculations must be shown on detail.
 - b. The size, type, and grade of all woods being used.
- 3. Provide top-view sketch and side-elevation sketch showing:
 - a. Spans and on-center spacing of rafters.
 - b. Span of header from post to post.
- 4. If applicable, provide a detail showing how the structure is attached to the house (on side elevation). Detail must show structure to be attached through the veneer into the framing of the wall/roof.
- 5. Provide length, width, and height of structure.
- 6. Provide total square footage of structure.
- 7. Provide an electrical plan, if applicable (ceiling fan, lights).

B. **Patio Cover**

- 1. Provide three (3) site plans showing all structures existing and proposed with dimensions of new structure and setbacks from property lines, house, and any other structure.
- 2. Provide two (2) sets of building plans detailing:
 - a. How the posts are set. Note: See "C. Foundations" above. These calculations must be shown on detail.
 - b. The size, type, and grade of all woods being used.
- 3. Provide top-view sketch and side-elevation sketch showing:
 - a. Spans and on-center spacing of joists and/or rafters.
 - b. Size of hip and/or ledger.

- c. Span of header from post to post.
 - d. Provide a detail showing how the structure is attached to the house, if applicable (on side elevation). Detail must show structure to be attached through the veneer into the framing of the wall/roof.
4. Provide length, width, and height of structure.
 5. Provide total square footage of structure.
 6. Provide the pitch of the roof.
 7. Provide the following statement on the plans: "Shingles to match house."
 8. Provide an electrical plan, if applicable (ceiling fan, lights).
 9. Provide distance from posts to the pool, if applicable. Note: Post must be three feet (3') away from the pool if using piers.

C. **Cabana**

1. Provide three (3) site plans showing all structures existing and proposed with dimensions of new structure and setbacks from property lines, house, and any other structures.
2. Provide two (2) sets of building plans detailing:
 - a. How the posts are set. Note: See "C. Foundations" above. These calculations must be shown on detail.
 - b. The size, type, and grade of all woods being used.
3. Provide top-view sketch and side-elevation sketch showing:
 - a. Spans and on-center spacing of joists and/or rafters.
 - b. Size of hip and/or ledger.
 - c. Span of header from post to post.
 - d. Provide a detail showing how the structure is attached to the house, if applicable (on side elevation). Detail must show structure to be attached through the veneer into the framing of the wall/roof.
4. Provide length, width, and height of structure.
5. Provide total square footage of structure.
6. Provide the pitch of the roof.
7. Provide the following statement on the plans: "Shingles to match house."
8. Provide an electrical plan, if applicable (ceiling fan, lights).

If building a fireplace in conjunction with a shade structure, the chimney must be at least two feet higher than any portion of a building within ten feet, but shall not be less than three feet above the highest point where the chimney passes through the roof. (2006 IRC Chapter 10)

Permit Fees – The permit fees for a shade structure are based on the value of the construction as follows:

<u>Value of Construction</u>	<u>Permit Fee</u>
\$0.00 to \$500.00	\$35.00
\$500.01 to \$1,000.00	\$40.00
\$1,000.01 to \$2,500.00	\$50.00
\$2,500.01 to \$5,000.00	\$60.00
\$5,000.01 to \$10,000.00	\$75.00
\$10,000.01 to \$15,000.00	\$100.00
\$15,000.01 to \$50,000.00	\$300.00
\$50,000.01 to \$100,000.00	\$500.00
\$100,000.01 or more	\$500.00 for the first \$100,000.00, plus \$50.00 for each additional \$50,000.00 or fraction thereof.

Inspection Requirements – The Town-approved site plan, construction plans, and permit must be at the site and available to the inspector for each inspection.

- A. **Pier** – If piers are being used, a pier inspection is required before being covered. The minimum pier dimensions are 12” diameter and 18” deep.
- B. **Foundation** – If a foundation is being installed, an inspection must be performed prior to placement of concrete.
- C. **Top-Out** – If any electrical or plumbing work is being performed, a top-out inspection must be performed for the rough-in electrical and plumbing. Electrical, plumbing, and framing rough-ins will be done with this inspection.
- D. **All Finals** – This inspection is required when all work is complete and the shade structure is ready for use.

Re-Inspection Fees

A re-inspection fee may be assessed for any of the following reasons. If a re-inspection fee is assessed, no further inspections will be performed on that job until the fee has been paid.

- A. Inspection called for is not ready (this could include a first-time inspection where a history has developed for deficient items on a continual or repeated basis);
- B. Town-approved plans and permit not on the job site;
- C. The gate is locked, or the work is otherwise not accessible for inspection;
- D. An inspection is disapproved twice for the same item;
- E. The previous red tag has been removed from place left by inspector.

These requirements are only a general list of building, electrical, and plumbing Code regulations and/or commonly missed items. To view current Ordinances and Amendments adopted by the Town, refer to the Town’s web site at www.flower-mound.com.

To navigate the web site, click Departments, and choose Building Inspections from the drop-down list. From the menu on the right-hand side of the Building Inspections page, choose “Building Information” to access forms and information packets.

Physical Address

Town of Flower Mound
Building Inspections Division
1001 Cross Timbers Road, Suite 2330
Phone: 972.874.6355 Fax: 972.874.6474
Inspection (IVR) Line: 972.874.6123

Mailing Address

Town of Flower Mound
Building Inspections Division
2121 Cross Timbers Road
Flower Mound, TX 75028