



## LAWN SPRINKLER REQUIREMENTS

### *Building Inspections*

#### TO ALL IRRIGATORS:

**Pursuant to House Bill 1656, House Bill 4, and Senate Bill 3, 80<sup>th</sup> Legislative Session:**  
**As of January 1, 2009, a complete set of irrigation plans sealed by a licensed irrigator will be required upon submittal of EVERY irrigation permit.**  
**See below for a complete list of requirements.**

**A. Permit Application and Plans** - In order for the permit to be approved, a completed permit application must be submitted on eTRAKiT. The permit application must include **all** of the following information:

1. The name and phone number of the licensed backflow tester that will test the backflow device at the completion of the job.
2. The name, address, and phone number of the licensed irrigation or plumbing contractor.
3. The value of the job.
4. Location of rain/freeze sensor.
5. Any system that is being installed in the right-of-way (ROW) requires a special Irrigation in the Right-of-Way (IROW) permit and may require additional paperwork and plans.
6. Any system being installed on a lot with a subsurface on-site sewage facility (septic system) requires an as-built plan of the septic system showing its relation to the irrigation system. Please also note that these systems will have to be protected with the use of a reduced pressure principle (RP) backflow preventer.
7. A complete set of scaled irrigation plans, signed, sealed, and dated by a licensed irrigator (this irrigator must also be currently registered with the Town of Flower Mound), must be submitted and include the following:
  - a. Major physical features and boundaries of the areas to be irrigated.
  - b. A North arrow.
  - c. A legend.
  - d. Zone flow measurement for each zone.
  - e. Location and type of controllers and sensors.
  - f. Location, type, and size of water source(s), backflow prevention device, water emission device, valve, pressure regulation component, and main and lateral piping.
  - g. Scale used for plans must be indicated.
  - h. Design pressure must be included.

**B. General Information**

1. When the permit has been approved, a permit fee of \$280.00 must be paid.
2. Irrigation and Plumbing contractors, as well as backflow testers, must be registered with the Town of Flower Mound prior to obtaining any permit. Registration fees are \$35.00 per year.
3. Permits must be obtained before any work can begin. At any time work is being done, a journeyman or master plumber -- or a licensed irrigator -- must be present on the job. If the permit has been issued to a homeowner, the homeowner must do the work and be present at all times while work is being done.
4. **Permit Expiration:** All irrigation permits expire sixty (60) days from the date the permit is issued.

**C. Installation Requirements**

1. A pressure-type vacuum breaker (PVB), an atmospheric-type vacuum breaker (AVB), or a reduced pressure principle (RP) must be installed.

**D. Property with On-Site Sewer (Septic Systems)** - If a property has a subsurface on-site sewage facility (OSSF), a plot plan must be submitted showing the as-built location of the OSSF and the location of the lawn sprinkler system. The minimum separation distance of the lawn sprinkler system from the OSSF subsurface absorption field is five feet (5') and five feet (5') from the septic tanks or aerobic treatment units.

**E. Inspection Approval**

1. All inspections must be requested by using the online inspection scheduling program. To schedule an inspection, go to <http://etrakit.flower-mound.com> and use your contractor login to access your permits. Inspections can be requested as late as 7:30 a.m. for a same-day inspection. Inspections can be scheduled up to 14 days in advance (excluding holidays and weekends). You can also cancel inspections and check inspection results using the same website.
2. The backflow test report must be uploaded to the permit on eTRAKiT prior to requesting the Backflow Report inspection. The test must be submitted on the Town of Flower Mound Form - <https://www.flower-mound.com/DocumentCenter/Home/View/503>
3. The tap must remain uncovered until an approved final inspection is obtained.
4. **Contractors are responsible for obtaining approval of the "ALL FINALS\*\*" inspection prior to the sprinkler system's being used. Contractors who have not received approval of the "ALL FINALS\*\*" inspection will not be eligible to receive additional sprinkler permits. Contractors are subject to citations for not obtaining approval of the "ALL FINALS\*\*" inspection prior to the use of the sprinkler system.**

**Re-inspection Fees** - A re-inspection fee may be assessed for any of the following reasons.

1. Inspection scheduled is not ready.
2. The gate is locked, or the work is otherwise not accessible for inspection.
3. An inspection is disapproved twice for the same item.