



CITY OF FAIR OAKS RANCH
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015
PH (210) 698-0900 FAX (210) 698-3565
bcodes@fairoaksranchtx.org
www.fairoaksranchtx.org



IRRIGATION SYSTEMS AND BACKFLOW ASSEMBLIES

Permits are required for all newly installed irrigation systems and any system that is being modified or added to. New installation and/or replacement of backflow assemblies also require a permit.

REQUIRED ITEMS TO BE SUBMITTED TO ACQUIRE IRRIGATION SYSTEM OR BACKFLOW ASSEMBLY PERMIT

1. A completed City of Fair Oaks Ranch Irrigation and Backflow Permit Application.
2. A completed Contractor Registration Form – (if not already registered with the city).
3. Two sets of plans showing area to be irrigated and location of the backflow assembly.

IRRIGATION AND BACKFLOW CONSTRUCTION GUIDELINES

The following guidelines have been extracted from existing city ordinances to assist you in managing your sprinkler system project during the course of construction. This document is general in nature and does not modify or supersede any city ordinance in effect which takes precedence over this guideline.

PERMIT:

1. Permit is valid for nine (9) months from date of issue.
2. Permit **MUST** be issued and displayed **BEFORE** any work is started.
3. **Permit must be displayed so as to be clearly visible from the street. Failure to post a permit may result in the City's refusal to conduct a requested inspection and/or a fine.**
4. Failure to obtain a permit before installation begins will result in the cost of the permit fee being doubled.

SPRINKLER SYSTEMS:

1. All systems must include a backflow prevention assembly.
2. Systems for residences on city sewer may have a double check backflow prevention assembly.
3. Systems not on city sewer must have an RPZ backflow prevention assembly.

INSPECTIONS:

1. Backflow preventer installation will be inspected for proper installation
2. Backflow test must be provided to the City **PRIOR** to scheduling inspection. If irrigation system is on FORU water, submit test report through Vepo's Online Backflow Management System. For other water purveyors or private water supplies, submit test report directly to the City's Building Department via e-mail or in person at City Hall. [Click here](#) for more information.
3. Inspection fees are included in the cost of the permit. However, failure to pass a required inspection two (2) times will result in a \$50.00 re-inspection fee for all subsequent inspections for that phase.
4. Re-inspection fees (if assessed) must be paid before a re-inspection will be performed. Should any area/item requiring re-inspection be covered up, it will be exposed by removing whatever is necessary to allow re-inspection of the item/area in question.
5. Failure to obtain the required inspections/re-inspections will result in a penalty of \$400.

CONSTRUCTION SITE REQUIREMENTS:

1. Tree cuttings and brush cut to clear the site will not be left to accumulate at the building site. City Ordinance requires fresh wounds to be painted within thirty minutes of cutting.
2. Trash and debris must be removed or placed in trash containers **DAILY** to prevent it from blowing onto adjoining property.
3. Due to an increase in population density, we ask your co-operation by confining your working hours to reasonable times to avoid contractor/subcontractor work hour restrictions.



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PERMIT APPLICATION

Please check one: **IRRIGATION SYSTEM**

BACKFLOW ASSEMBLY

Type of assembly: **RPZ** **DOUBLE CHECK** **OTHER** _____
 (Required for Commercial & Properties with OSSF)

Project Address: _____ Unit: _____ Lot: _____

Owner Name: _____ Phone: (____) _____

Address: _____ City: _____ ST: _____ Zip: _____

Applicant Name: _____ Phone: (____) _____

Applicant Email: _____

Contractor: _____ Phone: (____) _____

Address: _____ City: _____ ST: _____ Zip: _____

(OFFICE USE ONLY) City Registration #: _____ Exp Date: _____

Notes: _____

*****IRRIGATION PLANS MUST INCLUDE LOCATION OF BACKFLOW ASSEMBLY*****

 Signature of Contractor/Agent

 Date

*****OFFICE USE ONLY*****

INSPECTIONS REQUIRED:

BACKFLOW

DATE REC'D: _____ BY: _____

APPROVED BY: _____

DATE APPROVED: _____