



Strengthening Our Neighborhoods: This Old House

Leadership Roundtable Series
Thursday, May 22, 2025



VISION

We envision Cedar Hill as a premier city that retains its distinctive character; where families and businesses flourish in a safe and clean environment.

MISSION

The Mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.

VALUES



**PEOPLE &
RELATIONSHIPS**



STEWARDSHIP



**HIGHEST ETHICAL
STANDARDS,
BEHAVIOR & INTEGRITY**



**SERVANT
LEADERSHIP**

Pursuing Premier

**DISTINCTIVE
CHARACTER**



CLEAN



SAFE



**VIBRANT PARKS,
TRAILS & NATURAL
BEAUTY**



**ENGAGED
COMMUNITY**



**EXCELLENT, SAFE
& EFFICIENT
INFRASTRUCTURE**



**STRONG &
DIVERSE
ECONOMY**



**TEXAS
SCHOOLS
OF CHOICE**

Tonight's Agenda

- Welcome & Introductions
- Building Inspections Presentation
- Group Discussions
- Adjourn

Introductions

- What's your name & neighborhood?
- How long have you lived in Cedar Hill?
- What do you love most about your neighborhood or Cedar Hill?



Wi-Fi: CCH-PUBLIC

This May, We're Framing a Safer Future!

Building Inspections Presentation



Avoid Contractor Fraud

Get Multiple Quotes

Always get at least 2–3 estimates. Be wary of bids that are significantly lower—they could be cutting corners or planning to hike the price later.

Do Your Homework

- Check licenses, insurance, and bonding
- Look up reviews and ratings (Google, BBB, Yelp, etc.)
- Ask for references and actually call them!

Get Everything in Writing - No handshake deals

- Always have a written contract before any work starts
- Include scope of work, materials, timelines, payment terms, and warranties
- Never rely on verbal promises alone

Never Pay the Full Amount Upfront

- A reasonable deposit is 10–30% of the total cost
- Pay in stages based on completed milestones
- Avoid cash—use check or credit card for a paper trail

Watch Out for Red Flags

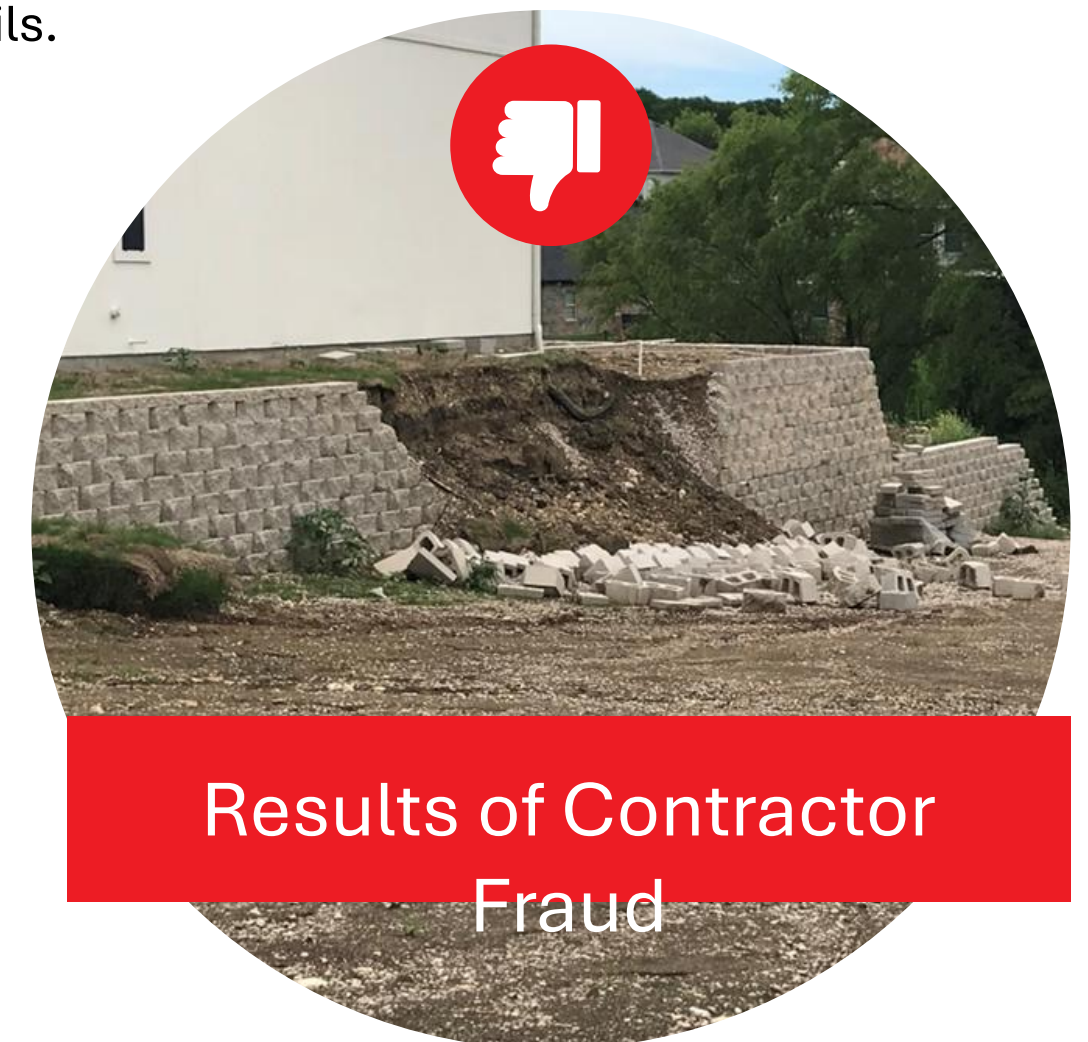
- ▶ High-pressure sales tactics
- ▶ "Leftover materials from another job" pitch
- ▶ No physical business address
- ▶ Refuses to provide a written contract

Verify Permits

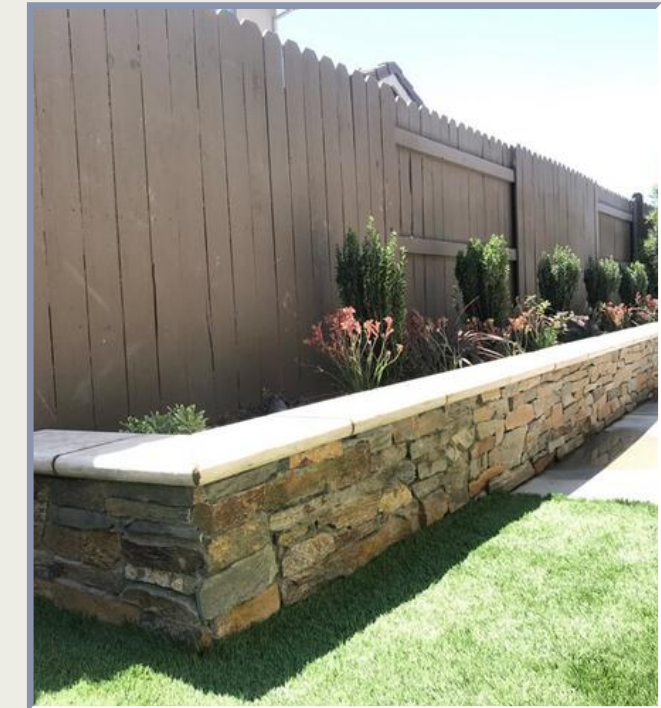
Make sure your contractor pulls the proper permits—don't let them talk you into skipping this. If there's a problem later, you're on the hook.

Trust Your Gut

If something feels off, it probably is. Don't be afraid to walk away or take extra time to verify the details.



DOES _____ REQUIRE A PERMIT?





Residential Permitting Checklist



Pro Tip: Submitting a complete package helps avoid delays in processing your permit.

1. Building Permit Application

2. General Contractor & Subcontractor Registration

- a. Responsibility of the contractor, not resident
- b. Include Validation Forms, if applicable

3. HOA Approval Letter *(if required by your community)*

4. Survey or Site Plan

5. Elevation Drawings *(front, side, rear views as needed)*

6. Detailed Project Description

- a. Scope of work, materials, and estimated timeline

7. Pools Only – Oncor/Hilco Clearance Letter



Apply For A Permit



Pro Tip: Permits may be issued within 2 weeks. You can check your permit status online.

1. Create an account in the self-service permit portal.

2. Submit required documents for a permit.

cedarhilltx.com/permit

From blueprint to reality—let's wrap it up with an inspection!

✓ **Pro Tip:** Make sure the work is 100% ready before scheduling the inspection.

Inspectors won't pass a job with missing pieces—even small things like uncovered junction boxes, missing labels, or unmounted fixtures can trigger a re-inspection. Depending on job scale, multiple inspections may be required.

✓ **Double-check the details:**

1. All work completed?

2. Site clean and accessible?

3. Request inspection via cedarhilltx.com/permit, cityinspections@cedarhilltx.com, or 972-291-5100, ext. 1093.



Did my project pass or fail inspection?

Upon inspection, you will know if your project will pass or fail.

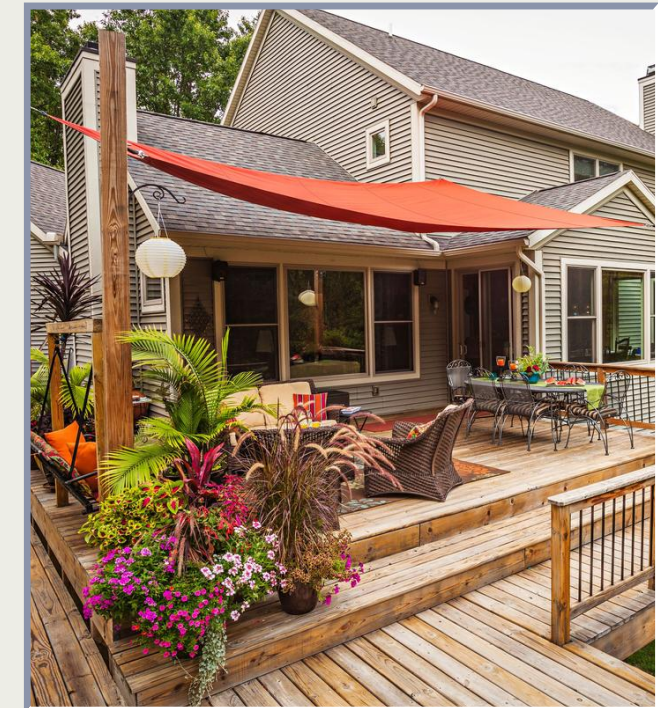
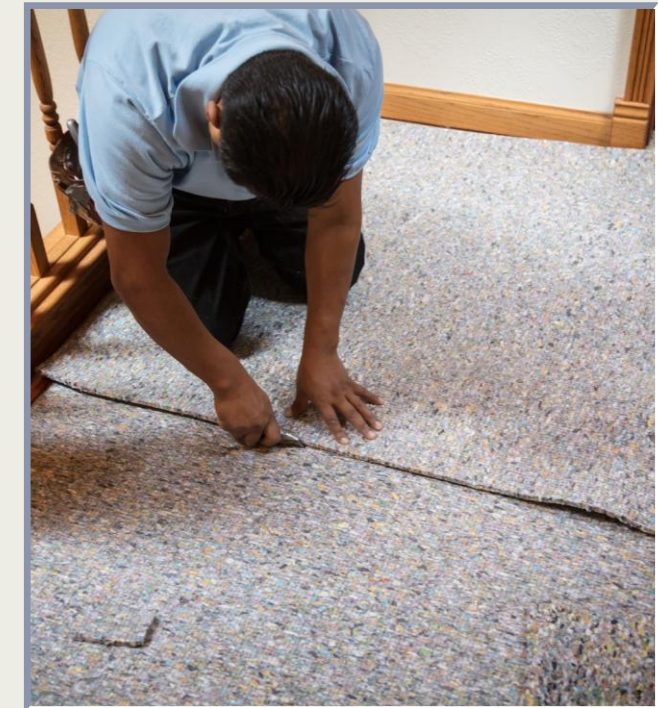
If failed, the inspector will inform you of any corrections. Otherwise...

CONGRATULATIONS

**ON YOUR COMPLETED
HOME PROJECT!**



DOES _____ REQUIRE A PERMIT?



Behind the Beams: Building Safety Stories



A Crumbling Reminder: Do It Right the First Time!

There are many different types of retaining walls however not every wall is designed to perform the same.



Carport Confessions: One Does Not Simply Build Without a Permit



This is a carport installed without a permit.

This type of carport is desirable for its cost and ease of construction.

The downside of this design is it requires specific anchoring to the driveway or ground.

Additionally, you may need to provide documentation that the anchoring and structure will withstand a 3 second gust of wind at 115 mph.

From Bonus Room to Busted—Don't Skip the Permit!



This is an illegal addition to an existing home. A stop work order was issued to the owner.

The work does not conform to the building code and will have to be removed.

A Treehouse Without a Permit? That's a Risky Climb!



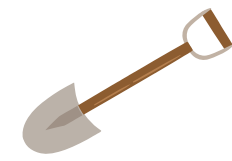
A children's dream treehouse constructed with all manner of items including a metal bed frame.

Complete with a couch swing.

Unfortunately, it had to be disassembled.

Playground equipment does not require a building permit as long as the platform, if present, is not more than 8 feet above the ground.

CALL BEFORE YOU DIG TO CHECK FOR UNDERGROUND UTILITIES



811 (DIG TEST)

This is a free service. Visit texas811.org for more information.



Code it Right, Build it Safe—Happy Building Safety Month!



Here's to solid foundations & safe elevations!

Thank you for your time!



CONTACT

285 Uptown Blvd., 2nd Floor
cityinpssections@cedarhilltx.com
cedarhilltx.com/inspection
972-291-5100, ext. 1093

Group Discussions

1. Discuss ways you can implement the information provided within your neighborhoods.
2. How can you help neighbors avoid building safety violations?



Log into the Permitting Portal
cedarhilltx.com/permit

