

CITY OF FATE



SINGLE FAMILY BUILDING PERMIT PACKET

Adopted Codes:

- 2015 INTERNATIONAL RESIDENTIAL CODE
 - 2015 INTERNATIONAL FUEL GAS CODE
 - 2015 INTERNATIONAL PLUMBING CODE
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2014 NATIONAL ELECTRIC CODE
 - 2015 INTERNATIONAL FIRE CODE
 - 2015 INTERNATIONAL MECHANICAL CODE
- WITH ASSOCIATED AMENDMENTS

INSPECTIONS:

It is the responsibility of the General Contractor to request all inspections. Inspection request can be requested through MyGov.us or by contacting our office. You may also contact the building inspection department directly with questions or concerns.

Office hours:

Monday thru Thursday 7:30 am – 5:30 pm
Friday 8:00 am - 12:00 pm

All inspection request must be made by 5:00 pm the day before the desired inspection date. Inspections must be cancelled by 8:30 am or fees may be assessed If you do not have a log-in for MyGov please contact our office for instructions.

Office: 972-771-4601 X 101

Building Inspection: 972-771-4601 X 108

GENERAL INFORMATION:

The construction of any New Single Family dwelling requires a building permit and Inspections to ensure compliance with the International Residential Codes and amendments as adopted by the City of Fate.

Notes:

- Prior to submitting a permit application, the property must be zoned for the use intended and platted as a lot of record.
- Plan review will not begin until all application requirements are submitted.
- Construction may not begin until a permit is obtained and job site is posted with the permit.
- Residential review is limited to the primary residential structure; all accessory structures and uses require separate permitting and review.
- Application shall have all subcontractors listed and shall be registered contractors with the City prior to permit release.
- To receive a water meter a pre-construction inspection must be performed to ensure proper erosion control, site sanitation, and lot requirements are in place.

SUBMITTAL REQUIREMENTS:

Applicants must submit a completed application and three (3) complete sets of the required plans listed below.

REQUIRED PLANS:

- ✓ **Plot Plan / Site Plan:** Show property dimensions, all setbacks, finish floor, pad elevation and lot grading.
- ✓ **Floor Plan:** All rooms labeled.
- ✓ **Plumbing Plan:** Show locations of all fixtures.
- ✓ **Electrical Plan:** Show layout and GFCI locations.
- ✓ **Foundation Plan:** Stamped by a state registered professional engineer accompanied by a letter from the engineer stating the plans were designed for use on the specific lot for which the permit is was issued.
- ✓ **Framing Detail:** To include a complete floor joist detail and/or truss plan with flooring detail. Wall bracing plans demonstrating compliance with IRC Section 602.10, and following this may include standard braced wall panels, alternate braced wall panels, continuous structural panel sheathing or an engineered system.
- ✓ **Elevation Plan and Elevation approval letter:** Brick veneer locations to be shown, minimum 70% masonry required (brick or stone), (subject certain subdivision standards may differ), list lintels, self-spanning veneer require engineer seal.
- ✓ **Energy Code Analysis:** This may be either ICCE E-Calc Certified, IC3 or the prescriptive method as outlined by the IECC.
- ✓ **Fire Sprinkler Plan:** An automatic fire sprinkler shall be required for all structures 5000 square feet and over.

REQUIRED INSPECTIONS:

Permit shall be posted on-site at all times. Approved plans must be onsite at time of Inspection.

The following list of requirements pertains to conventional residential construction. This is not a complete requirements list; this information is to assist you with particular City of Fate policies, procedure, and codes.

➤ **Temporary Power Pole – (T-Pole)**

Pole shall be securely braced, 8' ground rod required with #6 minimum grounding electrode conductor, minimum #8 feeder wire copper, GFCI protection required.

➤ **Piers**

Provide engineers inspection report at foundation inspection.

➤ **Plumbing Rough**

All plumbing shall comply with the current adopted plumbing code and state laws (form board survey required at this time). Sanitary lines shall be water tested with a minimum five-foot head pressure, sand embedment required, building sewer shall be a minimum 4" in diameter.

➤ **Gas Installations**

Gas yard service lines shall be buried at a minimum 18", with 18 awg trace wire which shall be pressure tested. Gas piping to be bonded to the electrical grounding conductor.

➤ **Foundation**

The approved foundation plan must be onsite for inspection. All tendon (cable) and reinforcement placement must meet the engineer design, all exposed piping shall have protected sheathing of no less than 0.025 inches (0.64 mm), electrical conduit, material, and installation in slab shall conform to the 2014 NEC.

When PEX/Plastic water lines are used a grounding electrode conductor is required which shall comply with article 250 of the national electric code. This only applies in the absence of copper water lines.

➤ **Framing Inspection / Top Out**

Includes framing, plumbing top out, mechanical rough, electrical rough, sheathing and wall ties. Framing foundation plates/sills must be treated and anchored by 1/2" bolts embedded 7" and spaced 6' apart and within 12" of each end. All lumber shall carry the proper certified grade mark and all wood frame design shall comply with the 2009 IRC. Wall bracing shall be installed as designed and specified for engineered wall bracing systems. An engineer's letter of substantial compliance is required. OSB, plywood and sheathing materials must be nailed properly (6" along edge – 12" infield). All penetrations, top plate and sole plates shall be sealed.

➤ **Required Plumbing Test**

Gas lines require a minimum 3 PSI with a test range of 6 PSI on diaphragm gauge, water lines both hot and cold to be tested with supply pressure. All shower pans must be water tested, two story dwellings require all drain lines to be tested above the second story P-traps. All plumbing shall comply with the 2009 International Plumbing Code.

➤ **Mechanical**

Flexible duct is limited to class I air duct which must be supported and installed so that air flow is not deterred. Duct shall be sealed with approved tapes or mastic. Returns shall be properly sealed and insulated. Cat walks and/or platforms shall be provided in attic installations.

➤ **Electrical**

All installations shall comply with the 2014 National Electric Code. All electrical panels must be located in approved locations. All services are to be grounded to a cold water line within 5 feet of the slab and to a driver ground rod 8 feet in length. GFCI protection is required in kitchen countertop areas, within 6 feet of water source, garages, bathrooms, and outdoors within the direct grade access. Smoke detectors are required to be located in sleeping rooms and corridors leading to sleeping rooms and shall be interconnected with a battery backup. The main panel and sub-panels shall be properly bonded, Clearance requirement of fixtures in closet for surface incandescent require 12 inch clearance, surface mounted and recessed florescent require 6 inch clearance. ARC fault protection is required for receptacles in bedrooms.

➤ **Insulation Inspection**

Joints around windows, door frames, and opening between walls, foundation and roofs shall be sealed. Batts shall be installed correctly with correct R-value window fenestration and SHGC shall be visible, Mechanical systems and ducting shall be in compliance with 2009 IMC. Inspection report by a third party is required.

➤ **Drywall Inspection**

The garage shall be separated from the residence and its attic area by not less than ½” gypsum board. Accessible space under stairs and garages beneath habitable rooms shall be separated by not less than 5/8 inch type X gypsum board. Nailing of all drywall shall be in compliance with the 2009 IRC.

➤ **Meter Release**

○ **Electric**

All switch receptacle, and lighting devices must be installed and/or covered. Panel must be labeled indicating all dedicated circuits with panel cover installed. All associated electrical equipment must be grounded.

○ **Gas**

Lines shall have either stops shall be installed or capped. (A second pressure test is required).

➤ **Approach, Sidewalk, and Driveway**

Driveways shall be no less than 8 feet in width and no more than 17 feet in width, maximum curb cut for approach shall be 27 feet, concrete shall be a minimum of 3,000 PSI, approach thickness shall be 6 inches, #3 rebar, 18 inches on center each way, tied 100%. Expansion joint required at property line. Driveway slope shall not to exceed 12%. Sidewalk shall be a minimum 4 inches in depth, #3 rebar, 18 inches on center, tied 100%.

➤ **Final**

Property shall be free of trash, litter, and building materials to include adjacent lots that may have been affected during the construction process. Water meter and box shall be installed properly. Sewer clean out to grade and protected. Lot shall be properly graded. For final inspection the house shall be ready to move in. All final documents shall be on site:

***Third party final energy inspection certificate**

* **Engineered foundation report**

* **Termite treatment report**

* **Final grading survey**

* **Backflow report for irrigation systems or water treatment system**

- ❖ It is the responsibility of the general contractor requesting the inspection to personally ensure work is ready for inspection and to obtain inspection results from job site or MyGov.
- ❖ The release of utilities will be requested by the Inspection Department.
- ❖ The Permit and City approved plans shall be on site for all inspections.

JOB SITE REQUIREMENTS:

- The building permit and property address shall be posted and visible from the right-of-way at all times.
- Trash bin/dumpster and port-o-let must be on site prior to any inspection.
- SWPPP shall be in place prior to any work occurring and shall be maintained throughout the project.
- All projects will be required to keep streets and alleys clear of trash, debris, dirt, and mud.
- An approved concrete washout lot shall be utilized for all projects. Washing out on unapproved the permitted lots is strictly prohibited. Violations are subject to citation(s) and withholding inspections.

It is the responsibility of the General Contractor to ensure proper storm water protection measures are in place at all times.

The Building Inspector may withhold inspections and issue a red-tag if the construction site is in violation of the job site requirements. The building may require additional site requirements as determined by the Building Official.

FEES: Plan Processing Fee: \$35

Plan Revision Fee: \$50.00

Re-Inspection Fee: \$75.00

The basic permit fee is 0.6% of the improvements value based on the calculated national value.

RESIDENTIAL IRRIGATION SYSTEM

GENERAL INFORMATION:

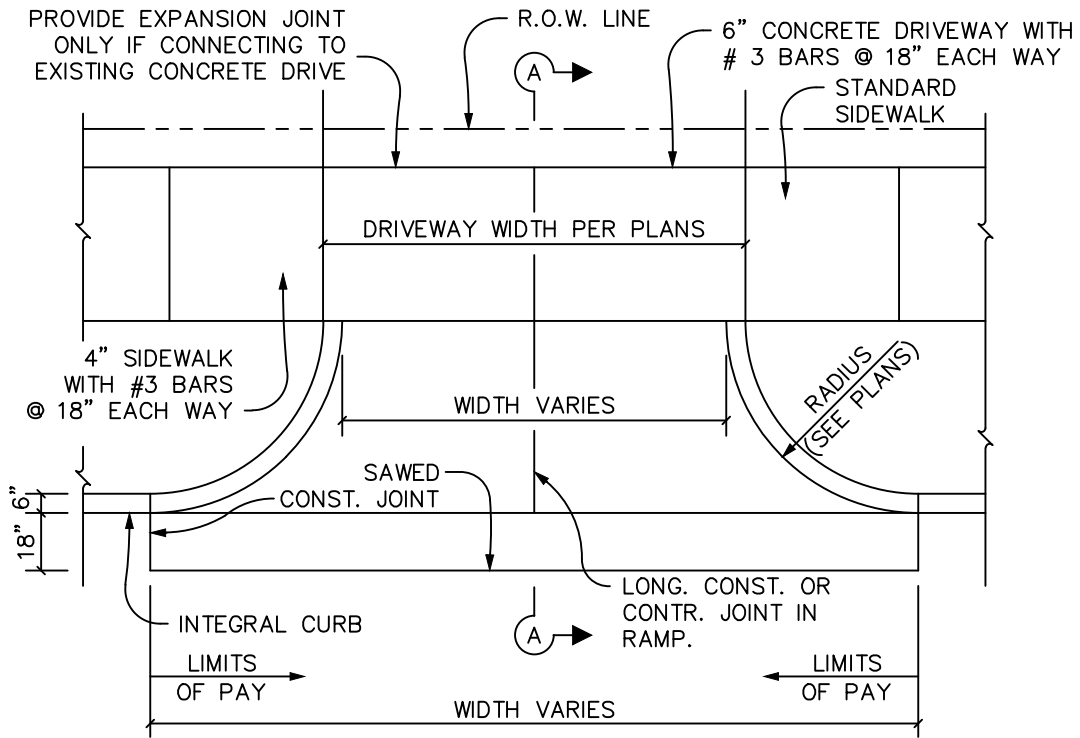
All irrigation systems require a permit prior to installation. All systems are required to be designed and installed by a State of Texas Licensed irrigator.

PLAN SUBMITAL REQUIREMENTS:

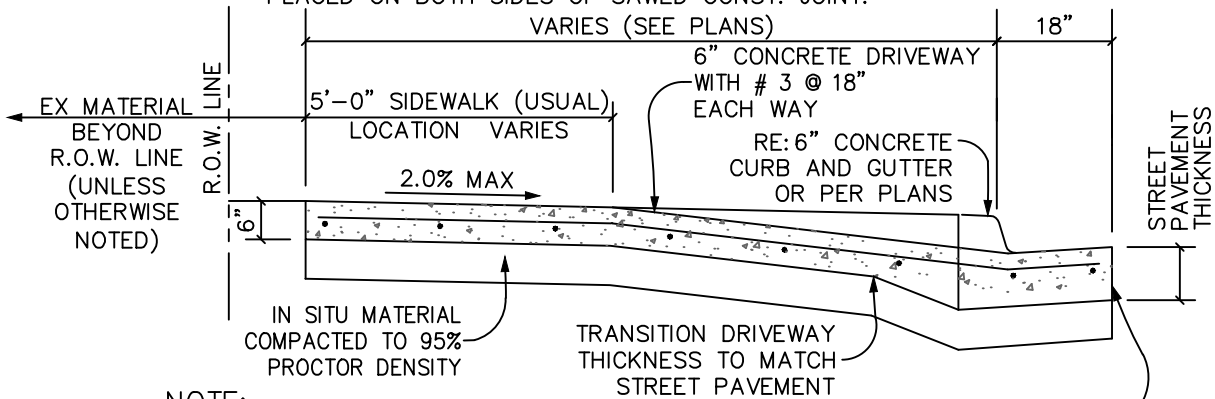
1. Building Permit required with two (2) sets of plans.
2. An irrigator shall prepare an irrigation plan for each site where a new irrigation system will be installed. A paper or electronic copy of the irrigation system must be part of your permit application and shall be kept on the job site at all times during installation.
3. Plan to include: Drawn to scale, irrigators seal and signature and date of signing, all major physical features and boundaries of each worked, a North arrow, a legend, zone flow measurement for each zone, location of each controller and sensor location for both rain and freeze, location of waste source-type and size used and design pressure.

INSPECTION:

- **Final Inspection:** Required after installation is completed.
- **Backflow Report:** A third party backflow test shall be supplied to the City of Fate at time of Final Inspection Request.
- Backflow test requires registration of tester if other than plumber that installed device.



NOTE: EXISTING CURB AND GUTTER SHALL BE VERTICALLY SAWCUT. HORIZONTAL SAWCUTTING OF CURB NOT ALLOWED. REDWOOD OR FELT SHALL BE PLACED ON BOTH SIDES OF SAWED CONST. JOINT.



NOTE: SIDEWALK SECTION THROUGH DRIVEWAY SHALL BE POURED SAME THICKNESS AS DRIVEWAY APPROACH (EXISTING SIDEWALK, IF ANY, SHALL BE REMOVED AND REPLACED)

SAWED CONSTRUCTION JOINT

SECTION A-A



STANDARD CONSTRUCTION DETAIL

RESIDENTIAL DRIVEWAY

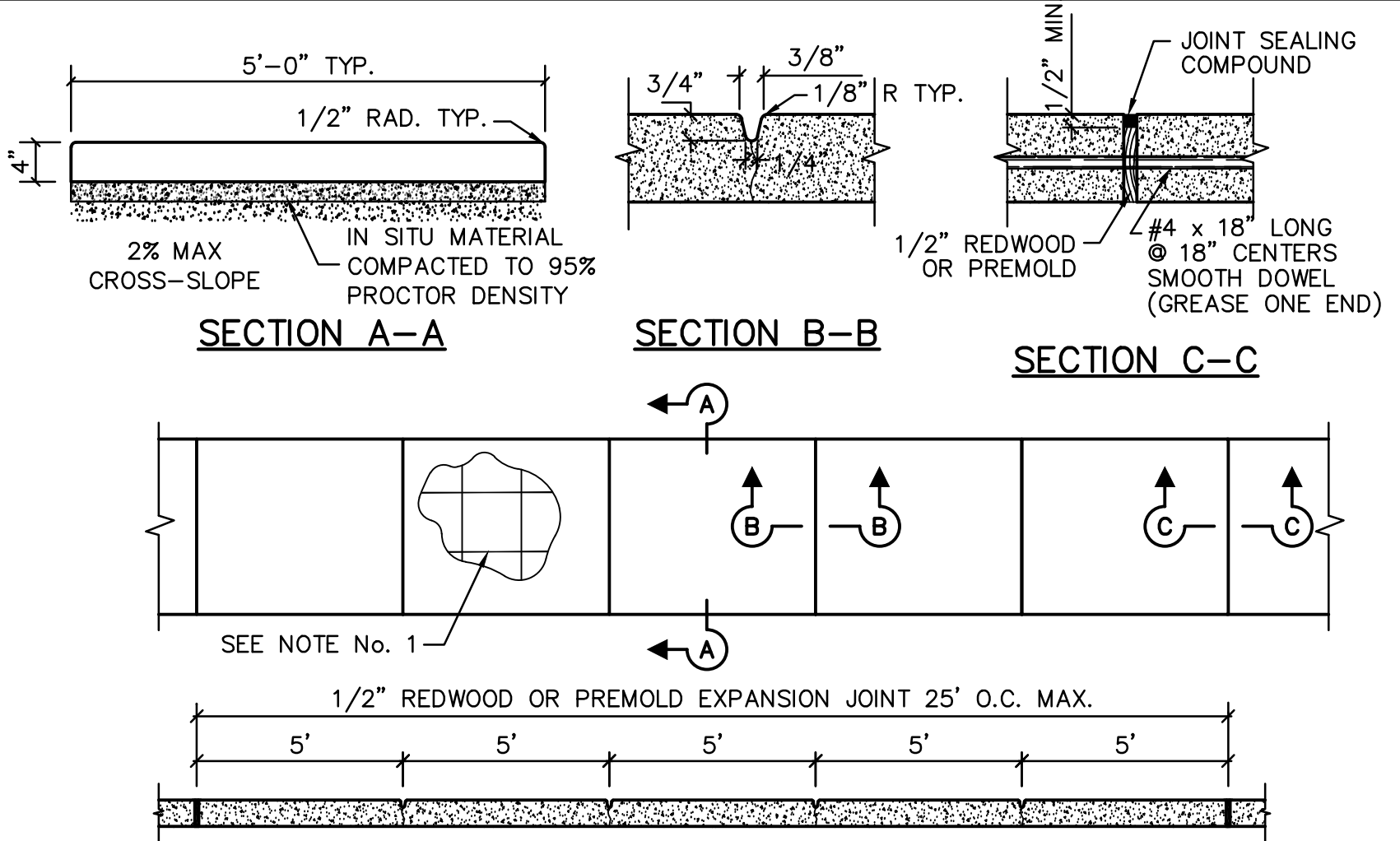
SCALE: N.T.S.

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STANDARD CONSTRUCTION DETAIL
CONCRETE SIDEWALK



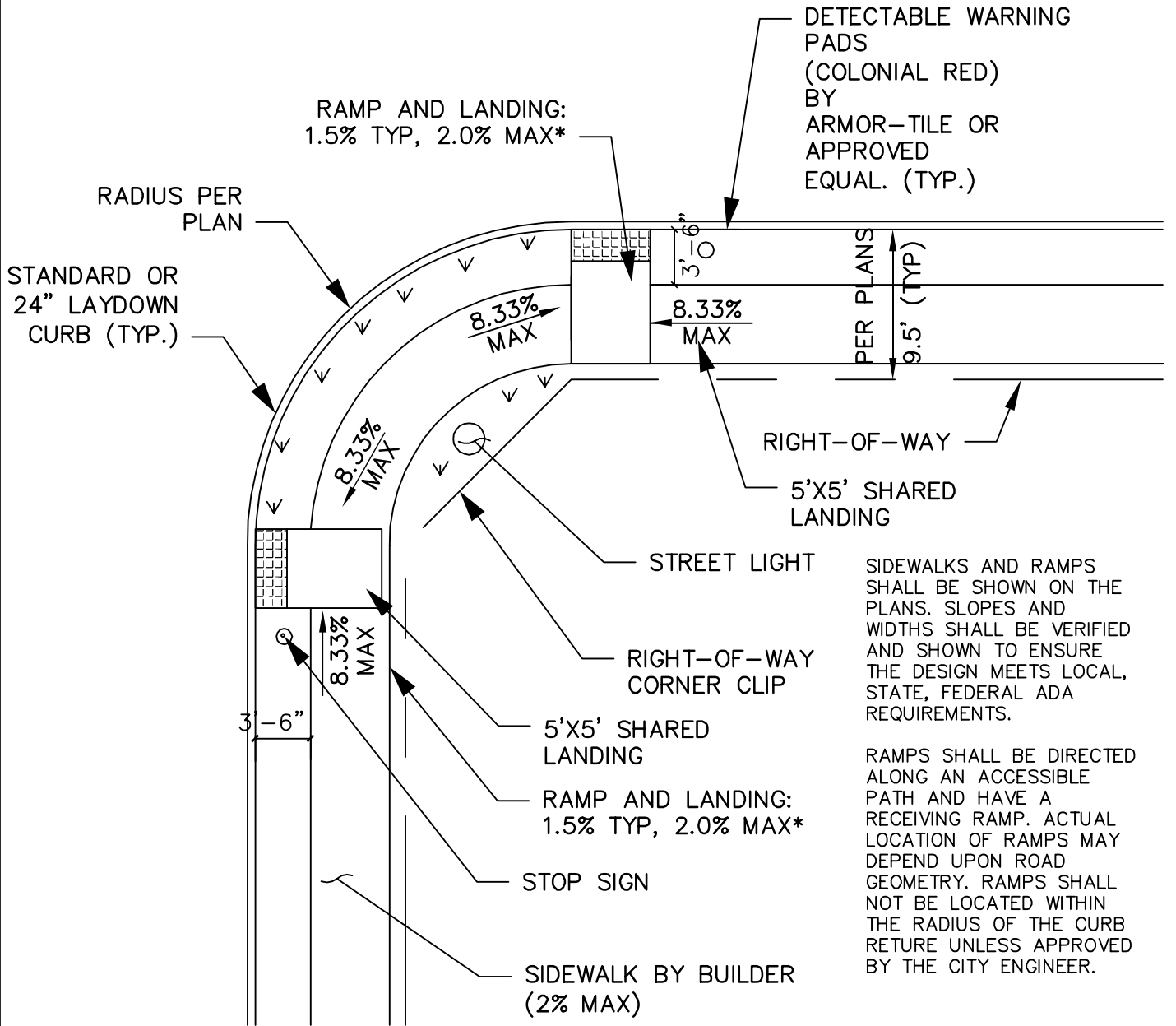
NOTE:

1. REINFORCEMENT SHALL BE #3 BARS @ 18" EACH WAY
2. PROVIDE EXPANSION JOINTS ALSO WHEN CONNECTING TO EXISTING SIDEWALKS, DRIVEWAYS, CURBS AND GUTTER.
3. PROVIDE 5'x5' SIDEWALK PASSING AREAS PER T.A.S. REQUIREMENTS AT REASONABLE INTERVALS NOT TO EXCEED 200' ALONG SIDEWALK.
4. WHERE SIDEWALK IS ADJACENT TO CURB PROVIDE JOINT SEALANT BETWEEN SIDEWALK AND BACK OF CURB. THIS SHALL BE CONSIDERED SUBSIDIARY TO THE COST OF THE SIDEWALK.

SCALE: 1"=1'-0"

REVISED: JAN 2015

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SIDEWALKS AND RAMPS SHALL BE SHOWN ON THE PLANS. SLOPES AND WIDTHS SHALL BE VERIFIED AND SHOWN TO ENSURE THE DESIGN MEETS LOCAL, STATE, FEDERAL ADA REQUIREMENTS.

RAMPS SHALL BE DIRECTED ALONG AN ACCESSIBLE PATH AND HAVE A RECEIVING RAMP. ACTUAL LOCATION OF RAMPS MAY DEPEND UPON ROAD GEOMETRY. RAMPS SHALL NOT BE LOCATED WITHIN THE RADIUS OF THE CURB RETURN UNLESS APPROVED BY THE CITY ENGINEER.

NOTES:

1. REFER TO TXDOT DETAIL PED-12A FOR ADDITIONAL DETAILS ON CURB RAMPS
 2. RAMPS SHALL BE 4" 3000 PSI CONCRETE NO. 3 BARS 24" EACH WAY
- *LANDING MAY BE A PART OF THE RAMP DEPENDING ON DISTANCE BETWEEN THE CURB AND SIDEWALK. IF LANDING IS A PART OF THE RAMP, RAMP SLOPE MAY NOT EXCEED 2%. IN ALL OTHER SCENARIOS, RAMP SLOPE MAY NOT EXCEED 8.33%



STANDARD CONSTRUCTION DETAIL

TYPICAL CURB RAMP

SCALE: N.T.S.

REVISED: JAN 2017

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