

City of Combine

Phone: (972) 476-1532

Fax: (972) 476-2832

123 Davis Road

Combine, TX 75159

Residential Building Permit Application

Building Permit Number: _____		Valuation: _____	
Project Address: _____		Zoning: _____	
Lot: _____	Block: _____	Subdivision: _____	
Project Description:	NEW SFR <input type="checkbox"/>	SFR REMODEL/ADDITION <input type="checkbox"/>	SPECIFY OTHER: _____
	PLUMBING <input type="checkbox"/>	MECHANICAL <input type="checkbox"/>	ELECTRICAL <input type="checkbox"/>
FENCE <input type="checkbox"/>	ACCESSORY BUILDING <input type="checkbox"/>	LAWN IRRIGATION <input type="checkbox"/>	SWIMMING POOL <input type="checkbox"/>
Description of Work:			
Area Square Feet:		Covered	
Living: _____	Garage: _____	Porch: _____	Total: _____
			Number of stories: _____

Owner Information:			
Name: _____		Contact Person: _____	
Address: _____			
Phone Number: _____		Fax Number: _____	Mobile Number: _____

General Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Electrical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
TPO Energy Provider	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All construction must be completed within 6 months from issuance of permit. All permits require final inspection.

A certificate of occupancy must be issued before any building is occupied.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: _____ Date: _____

OFFICE USE ONLY:

Approved by: _____	Date approved: _____	
--------------------	----------------------	--

Building Permit Fee: _____
Plan Review Fee: _____

Total Fees: _____
Check # or Cash: _____
Issued By: _____
Issued Date: _____
BV Project #: _____

City of Combine

Residential Accessory Structures

What is an Accessory Building or Use? Accessory building or use is one which:
(a) is subordinate to and serves a principal building or principal use; and (b) is subordinate in area, extent, of purpose to the principal building or principal use served; and (c) contributes to the comfort, convenience and necessity of occupants of the principal building or principal use served; and (d) is located on the same building lot as the principal use served.

What are the requirements for an Accessory Structure?

Height: No accessory building shall exceed 2 ½ stories in height, nor shall it be greater in height than the main structure.

Single Family Dwelling Districts:

Front Yard: Attached accessory buildings, including garages and carports, shall have a front yard not less than the main building, or as specified in the particular district.

Detached accessory buildings shall be located in the area defined as the side yard or rear yard.

Side Yard: There shall be a side yard not less than fifteen (15) feet from any side lot line, alley line, or easement line, except that adjacent to a side street, the side yard shall never be less than sixty (60) feet.

Rear Yard: There shall be a rear yard not less than twenty percent (20%) of the depth of the lot. Carports, garages, or other accessory buildings located within the rear portion of a lot, as heretofore described, shall not be located closer than fifteen (15) feet to the main building.

Lot Coverage: The main structure and all accessory structures shall not occupy more than twenty percent (20%) of the lot area.

When is a permit needed? A permit and plan review is required for all Accessory Structure. A permit fee based on the valuation of construction cost of the Accessory Structure is due upon permit issuance.

**** Submittal documents:** Fill out a Residential permit application and submit (2) site plans which include the following: (You may use a copy of a survey of your lot and draw the above requirements.)

1. Location of main building on lot and all other structures on property.
2. Location of proposed accessory structure on lot.
3. Distance from accessory structure to main building and other structures on property.
4. Distance from accessory structure to side and rear lot lines.
5. All streets and alleys.
6. Foundation plans and/or means of support. (All portable buildings must be tied down regardless of size.)
7. Electrical and plumbing plans, if applicable.
8. Roof details (if not a prefabricated storage building).

**** MUST HAVE ALL DOCUMENTS TURNED IN WITH APPLICATION**

City of Combine

Bureau Veritas Contact Information

Permit Submittal

The permit documents and fees will be submitted to the city. Submittal documents should be complete to expedite plan review and permit issuance. Please contact the city for a complete list of permit submittal requirements.

Plan Review

Bureau Veritas will be conducting residential and commercial plan reviews. The applicant will be contacted by Bureau Veritas if revisions are needed. You may contact Bureau Veritas' Plan Review Department for the status of your permit at (469) 241-1834 or toll free (800) 906-7199.

Inspection Requests

Please contact Bureau Veritas to request inspection(s). Any of our permit technicians can assist you. Inspections requested by 5:00 pm Monday – Friday will be performed the next business day. Inspection requests can also be faxed to the Bureau Veritas office.

Inspection line: (817) 335-8111 or (972) 980-8401
Inspection FAX line: (817) 335-8110 or (972) 980-8400
Toll Free number: (877) 837-8775
Toll Free FAX line: (877) 837-8859

Inspection requests can also be emailed to: inspectionstx@us.bureauveritas.com

Field Inspections

Inspectors assigned to your area can be contacted via cell phone. Please call the Bureau Veritas office at (817) 335-8111/(972) 980-8401/toll free (877) 837-8775 for your inspector's name and number.

We look forward to working with you to ensure that the community is provided with a safe and durable built environment.

City of Combine

NOTE: Accessory Buildings or Structures are incidental to the primary use allowed in the zoning district. Therefore, it is a prohibition for any Accessory Building or Structure to be used as living quarters or residential housing. To ensure that all applicants understand this provision, this form must be completed for every Accessory Building Permit Application.

AFFIDAVIT

I, _____, the owner of the property located at _____, affirm that I am aware that using any Accessory Building or Structure as living quarters or residential housing is a violation of City Ordinance Number 70A and I further affirm that the Accessory Building or Structure that I am seeking to construct or alter, at the same location will not be used as living quarters, residential housing or occupied by any person in such manner.

Signature of Property Owner

Printed Name of Property Owner

TO BE COMPLETED BY NOTARY PUBLIC:

On this _____ day of _____, 20____, personally appeared _____

who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

_____ Personally known

_____ Produced identification

Type of identification produced: _____

Signature of Notary Public

Printed Name of Notary Public

My commission expires: _____

(NOTARY SEAL)

City of Combine

Building Requirements

This document is not meant to modify any Federal or State laws or City Ordinances. It is intended to be informative and to be used as a guideline. Where circumstances of a particular job differ from these procedures, the decision of the Building Department will prevail.

Building Codes

All Federal, State and local requirements are applicable to projects constructed within the City's jurisdiction whether specifically listed herein or not. The City of Combine, Texas, has adopted the following codes and/or standards regulating building construction.

2015 International Building Code
2015 International Residential Code
2015 International Fire Code
2015 International Plumbing Code
2015 International Mechanical Code
2015 International Energy Conservation Code
2015 National Electrical Code
2015 Fuel Gas Code
North Central Texas Council of Government Amendments

Building Permit

An approved 911 address is required prior to submittal of permit documents to the city. To obtain an address and the confirmation of the approved 911 address necessary before proceeding, contact the Combine City Secretary at city@combinetx.com

All plans and documents related to the permit application must be approved by the Building Department and all applicable fees paid to the City of Combine.

All Contactors performing work within the City of Combine's jurisdiction must be registered with the City and provide proof of commercial general liability insurance for claims of property damage or bodily injury.

Construction or building without a permit is subject to a fine.

Inspections

Inspections received by 5:00 p.m. Monday – Friday will be performed the next business day. Inspections related to building construction must be called into Bureau Veritas at (817) 335-8111. Inspection requests can also be faxed to (817) 335-8110.

The final inspection must be passed prior to occupancy of building.

Construction Site

A temporary property address must be posted at the front of the lot and readable from the street. Permanent street numbers must be displayed before final inspection.

A portable sanitary restroom for your workers **MUST** be on your property until the final inspections are approved.

Construction area shall be maintained until job completion. **NO** construction material, debris, or sanitary restroom facility shall be placed or stored in the public right-of-way or drainage areas at any time.

Erosion control must be in place prior to the first inspection.

City of Combine, Texas

BUILDING PERMIT FEE SCHEDULE

Permit Fees: The fee for each permit shall be set forth in Table 1-A.

Total Valuation	Fee
\$1.00 to \$2000.00	\$102.56
\$2001.00 to \$10,000.00	\$102.56
\$10,001.00 to \$25,000.00	\$145.00 for the first \$10,000.00 plus \$11.20 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$313.00 for the first \$25,000.00 plus \$8.08 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$515.00 for the first \$50,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$795.00 for the first \$100,000.00 plus \$4.48 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,587.00 for the first \$500,000.00 plus \$3.80 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$4,487.00 for the first \$1,000,000.00 plus \$2.52 for each additional \$1,000.00, or fraction thereof

Plan Review Fees

When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for the plan review. The plan reviews fees specified in this section are in addition to the permit fees;

RESIDENTIAL - Plan review fee shall be 25 percent (**25%**) of the building permit fee as shown in Table 1-A above.

COMMERCIAL - Plan review fee shall be 65 percent (**65%**) of the building permit fee as shown in Table 1-A above.

Manufactured Housing

Permit for moving into the City and the inspection of connections will be a flat rate of **\$500.00**.

Building Permit Valuation

The building permit fee charged to build a new building, to add on to an existing building, to remodel or to alter an exiting building shall be based on the declared valuation of the proposed work.

Residential Projects: One- and two-family dwellings - the value of **\$60.00** per square foot of total area under roof shall be used to determine the valuation for the purpose of computing permit fees in accordance with Table 1-A.

Commercial Projects - the value of **\$80.00** per square foot of total area under roof shall be used to determine the valuation for the purpose of computing permit fees in accordance with Table 1-A.

The Building Official may require the applicant to verify the declared value. The building permit fee shall be calculated based upon figures from Table 1-A.

Certificate of Occupancy

Existing buildings - **\$100.00**

New Construction – Cost of Certificate of Occupancy is included in building permit fee.

Adopted at the October 14, 2013 Council Meeting

Approved September 09,2013

Approved (xx-xx-xxxx)

City of Combine, Texas

Plumbing, Electrical, HVAC, Swimming Pools/Ponds, Misc. Permit Fees

Plumbing

Residential - New Construction	\$75.00
Residential - Additions/remodel	\$75.00
Residential - Septic System (see Kaufman County) permit must be displayed	
Commercial - New Construction	\$150.00
Commercial - Additions/remodel	\$150.00
Residential - Septic System (see Kaufman County) permit must be displayed	

Electrical

Residential - New Construction	\$75.00
Residential - Additions/remodel	\$75.00
Commercial - New Construction	\$150.00
Commercial - Additions/remodel	\$150.00

Heating, Ventilation and Air Conditioning (HVAC)

Residential - New Construction	\$75.00
Residential - Additions/remodel	\$75.00
Commercial - New Construction	\$150.00
Commercial - Additions/remodel	\$75.00

Swimming Pools/Ponds \$125.00

Signs No Charge

Used Housing (all types)

Moving out of the city	No Charge
Moving into the City	\$500.00 + approval from City Council/Board of Adjustments
Moving through the City	\$200.00
Demolition & Removal	No Charge

Miscellaneous

Reinspection \$50.00

Planning, Zoning, Variance & Application Fees

*****All platting, zoning and variance requests must be made 4 weeks in advance*****

Official Copy of subdivision regulations

Platting Fees

Preliminary Plats	
Single Lot	\$200.00
Subdivision	\$200 + \$10.00 per lot
Local Retail, General Business or Industrial	\$300 + \$20.00 per acre

Zoning, Annexation & De-annexation Fees

Zoning/Re-Zoning	\$200.00
Annexation	\$100.00
De-Annexation	\$300.00

Variance Fees

Variance Request	\$100.00
------------------	----------

Duly passed by the Combine City Council on the eighth (8) day of January, 2001