

City of Combine

Phone: (972) 476-1532
 Fax: (972) 476-2832

123 Davis Road
 Combine, TX 75159

Commercial Building Permit Application

Valuation: _____	Total Fees: _____
Project Name: _____	Square Foot: _____
Project Address: _____	
Project Description:	
NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> PLUMBING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> SIGN <input type="checkbox"/> REMODEL <input type="checkbox"/>	SPECIFY OTHER: _____ ELECTRICAL <input type="checkbox"/> FINISHOUT <input type="checkbox"/>
Scope of Work: _____	
Does this project contain Food Services: _____ Yes _____ No Type: _____	

Owner Name: _____	
Address: _____	Owner Email: _____
Phone Number: _____	Fax Number: _____ Email: _____
Contractor/Contact person email: _____	

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 authorized construction has 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 has commenced. All construction must be completed within six (6) months from issuance of permit. If construction is not completed within six (6) months you may request a six (6) month extension at no cost. If construction or work is not completed within twelve (12) months, you will have to apply for a new permit at the current cost. All permits require final inspection.

A final inspection must be passed 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: _____

BV Project Number/City Permit Number

City of Combine

Residential Remodel/Addition

What is an Addition – Any construction work done to the main building that results in the addition of square footage to the footprint of the house. Additions could be carports, covered patios, sunroom, bedroom are any other room enclosed or open that is attached to the main structure.

What is a Remodel – Any interior or exterior construction work to the main structure such as moving walls, replacing windows, any major electrical, plumbing, and/or mechanical work.

Permit Submittals

Residential Addition	Residential Remodel
Residential Permit Application	Residential Permit Application
(2) 2015 IECC Residential Energy Code Compliance), if applicable	(2) If installing new windows as part of the remodel, 2015 IECC Residential Energy Code Compliance)
(2) Sets of floor plans to include all Electrical, Mechanical and Plumbing.	(2) Sets of plans to include all Electrical, Mechanical and Plumbing, if applicable.
Contractor Registration - Electrician, Plumber, Mechanical	Contractor Registration - Electrician, Plumber, Mechanical
(2) Site plan showing distance from addition to property lines and other structures and showing all easements and existing structures on property.	N/A
(2) Foundation and Roofing plans	N/A

What do I need to install a Deck? - Because they are not covered, decks are not considered additions to the footprint of the house nor do they have to meet setback requirements. Any deck 30 inches off the ground requires a permit. Submit a residential permit application and a drawing showing the house and where the deck is to be constructed. Include the materials to be used and a description of how the deck will be anchored to the ground.

Do I need a permit for a Concrete Patio? Concrete patios do not require a permit if they are not attached to the house foundation, however, if you plan to cover or enclose this area at a later date, a permit for the concrete is a good idea so we will have a record of the structural strength of the patio.

City of Combine

New/Remodel Commercial Plan Review Checklist

Project Address: _____ Project Name: _____

No permit application will be accepted without an approved 911 address. To obtain an address and the confirmation of the approved 911 address necessary before proceeding, contact the Combine City Secretary at city@combinetx.com

A Permit Application with an original signature must be complete and submitted with the following information:

- _____ **(3) Site Plans to include:**
- _____ Legal Description (lot, block, subdivision)
- _____ Property lines and lot dimensions
- _____ Proposed structure and all existing buildings
- _____ All easements
- _____ Existing and proposed location of utility poles, pad mounted transformers

_____ **(3) Parking lot layout plans**

_____ **(3) Grading plans**

_____ **(2) Commercial Energy Code Compliance - (2012 IECC)**
To include Lighting Compliance, Mechanical Compliance and Building Envelope, if applicable.

_____ **(3) Sets of plans** to include floor plan, exterior elevations, roof design, Foundation plan, mep design, construction details, window/door schedule.

_____ **Fire lane location and construction plans and details, Fire suppression system plans and documents, Fire alarm system plans.**

_____ **Driveway approaches and drainage culverts** - Engineered plans (Driveways accessing State Highways require TXDOT permit)

_____ **TDLR #** - Architectural Barriers Registration (if \$50,000.00 or over)

_____ **Asbestos Survey or Compliance Statement** (if demo or remodel)

Contractor Registration required for General, Electrician, Plumber, Mechanical, Irrigator, Backflow Tester

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

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

Commercial Permit Submittal Requirements

CONSTRUCTION DOCUMENT SUBMITTALS: Three (3) copies of the completed set of construction documents are required for plan review. Construction documents must be submitted along with completed permit application form.

- An additional set of plans will be required for fire sprinklered buildings
- Health reviews are submitted to Kaufman County Health Department

Note: Drawings containing a label such as "not for construction" or "for pricing only" will not be accepted for permit application.

PROFESSIONAL LICENSE: Each drawing and document shall be sealed, signed, dated and designed by a State of Texas Registered Architect, Registered Engineer, Registered Interior Designer, where applicable as required by the State of Texas Engineering and Architect Practice Act.

REQUIRED DRAWINGS AND DOCUMENTS: (City Building Inspection Department may request additional information if necessary).

Drawings must be drawn to scale, dimensioned and of sufficient clarity.

1. Site plan^(a)
2. Floor plans and roof plans
3. Exterior elevation
4. Door schedules, window schedules, hardware schedules
5. Construction details; interior elevations and interior finish schedules
6. Structural plans must include: foundation plans, roof and floor framing plans, wall sections and details
7. Mechanical, electrical and plumbing site plans and schedules
8. Plumbing plans (including riser diagram)
9. Mechanical plans
10. Electrical plans (including riser diagrams)
11. Certified Energy Compliance Report^(b)
12. Asbestos Survey (for renovation or demolition permits)^(c)
13. Texas Department of Licensing and Regulation architectural barriers project registration information^(d)

NOTE:

- a. The Plat must be approved and the Site plan must be released by the Planning/Engineering Department before a permit will be issued.
- b. U.S. Department of Energy, www.energycodes.org
- c. Texas Department of Health, Asbestos Program Branch [1-512-834-6600, www.dshs.state.tx.us/asbestos]
- d. Texas Department of Licensing and Regulation [1-800-803-9202, www.license.state.tx.us]

**City of Combine, Texas Building Permit Fee Schedule
for Residential, Commercial, Accessory Buildings, Pool & Spa
(All Fees are Non-refundable)**

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

Table 1-A.	
Total Valuation	Fee
\$1.00 to \$10,000.00	\$103.00
\$10,001.00 to \$25,000.00	\$145.00 for the first \$10,000.00 plus \$13.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$350.00 for the first \$25,000.00 plus \$10.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$600.00 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$900.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,000.00 for the first \$500,000.00 plus \$4.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,200.00 for the first \$1,000,000.00 plus \$3.00 for each additional \$1,000.00, or fraction thereof

Plan Review Fees

When submittal documents are required by Section 106.1, a plan review fee shall be paid at the time of submitting the documents for 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.

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 existing building and pool installation, shall be based on the declared valuation of the proposed work. The Building Official may require the applicant to verify the declared value. The permit fee shall be calculated based upon figures from Table 1-A.

CONTRACTOR PERMIT FEES

Electrical, Mechanical (HVAC) & Plumbing

Residential	\$85 for New Construction, Additions & Remodels
Commercial	\$150 for New Construction, Additions & Remodels

OTHER FEES

Fences	No Charge	Accessory Buildings under 500 square feet, unless	No Charge
Signs	No Charge	adding electrical, plumbing, or mechanical, then	
Garage Sales	No Charge	contractor permit fees apply. Anything over 500	
		sq ft, permit fees apply based on Table 1-A.	

Manufactured Housing

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

Used Housing (all types)

Moving out of the city	No Charge
Moving into the city	\$500 + approval from City Council/Board of Adjustments
Moving through the city	\$200.00
Demolition & Removal	No Charge

APPLICATION FEES

Variance Request	\$100 (non-refundable)
Zoning/Re-Zoning Request	\$200 (non-refundable)
Annexation Request	\$100 (non-refundable)
De-Annexation	\$300 (non-refundable)

PLATTING FEES

Preliminary Platting Fees

Single Lot	\$200
Subdivision	\$200 + \$10 per lot
Local Retail, General Business or Industrial	\$300 + \$20 per acre