

City of Combine

Phone: (972) 476-1532

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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: _____
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Building Permit Fee: _____
Plan Review Fee: _____

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

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

Residential Swimming Pool Checklist

Swimming Pool Requirements

Pools shall not be located closer than 10 feet from buildings, especially the main building or residence. There shall be a minimum of 10 feet between the pool and the property lines. No posts will be permitted under overhead wiring and only under special conditions shall a pool be placed over underground utilities.

All pool enclosures must comply with the barrier requirements and shall be equipped with an alarm system.

Submittal Requirements

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

(2) Site Plans to include:

- _____ Legal Description (lot, block, subdivision)
- _____ Property lines and lot dimensions
- _____ Proposed location of pool and all existing buildings
- _____ All easements and overhead utilities
- _____ Stamped approval of utility company
- _____ Proposed pool enclosure
- _____ Equipment dimensions in reference to property lines

(2) Pool Design and Specifications

- _____ Must include all gas and electric devices, backflow prevention device, diving areas and size of diving board, ladders, depths of water, decking, and equipment drawings/diagrams.

_____ Grading Plan required

- _____ *Contractor Registration required for Pool Contractor, Electrician, and Plumber.*

Please contact Homeowner's Association for additional requirements from Deed Restrictions and Covenants.

APPENDIX G

SWIMMING POOLS, SPAS, AND HOT TUBS

SECTION AG105 BARRIER REQUIREMENTS

AG105.1 Application.

The provisions of this appendix shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drowning's and near-drowning's by restricting access to swimming pools, spas and hot tubs.

AG105.2 Outdoor swimming pool.

An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa, shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above *grade* measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Openings in the barrier shall not allow the passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed $1\frac{3}{4}$ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1\frac{3}{4}$ inches (44 mm) in width.
5. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1\frac{3}{4}$ inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a $2\frac{1}{4}$ -inch (57 mm) square, unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than $1\frac{3}{4}$ inches (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than $1\frac{3}{4}$ inches (44 mm).
8. Access gates shall comply with the requirements of Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool, and shall be self-closing and have a self-latching device. Gates, other than pedestrian access gates, shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and

8.2. The gate and barrier shall have no opening larger than $\frac{1}{2}$ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

9. Where a wall of a *dwelling* serves as part of the barrier, one of the following conditions shall be met:

9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346;

9.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and *labeled* in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or

9.3. Other means of protection, such as self-closing doors with self-latching devices, which are *approved* by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described herein.

10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:

10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or

10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

AG105.3 Indoor swimming pool.

Walls surrounding an indoor swimming pool shall comply with Item 9 of Section AG105.2.

AG105.4 Prohibited locations.

Barriers shall be located to prohibit permanent structures, *equipment* or similar objects from being used to climb them.

AG105.5 Barrier exceptions.

Spas or hot tubs with a safety cover which comply with ASTM F 1346 shall be exempt from the provisions of this appendix.

SECTION AG106

ENTRAPMENT PROTECTION FOR SWIMMING POOLS AND SPA SUCTION OUTLETS

AG106.1 General.

Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

Date: _____

Pool Construction Specifications

(if you do not already have one, please fill out this form)

- 1. TYPE OF POOL _____
- 2. DESIGN OR SHAPE _____
- 3. MAX APX LGTH _____ MAX. APX. WIDTH _____
- 4. MAX APX DPTH _____ MIN APX DPTH _____
- 5. FILTER SYSTEM _____
- 6. UNDERWATER LIGHT _____
- 7. INLET FITTING _____
- 8. SKIMMER _____
- 9. MAIN DRAIN _____
- 10. ELECTRICAL WIRING RESPONSIBILITY OF: COMPANY _____
OWNER _____
- 11. DECK AREA _____
- 12. MIN DECK SLAB _____
- 13. STEPS _____
- 14. CANTILEVER DECK _____ TILE _____ NON-TILE _____
- 15. TILE TYPE _____ COLOR _____
- 16. EXCAVATION BY _____
- 17. FILL DISPOSAL _____
- 18. SITE GRADING _____
- 19. LANDSCAPING _____
- 20. LADDER _____
- 21. DIVING BOARD _____
- 22. DIVING BOARD STAND _____
- 23. CLEANING EQUIPMENT: VACUUM HEAD _____, HOSE _____
FLOOR BRUSH _____ HANDLES _____ HAND LEAF RAKE _____ TEST KIT _____
- 24. BUILDING PERMIT OBTAINED BY: COMPANY _____
OWNER _____
- 25. HEATER _____
- 26. AUTOMATIC POOL CLEANER _____
- 27. SLIDE _____
- 28. OTHER WORK _____

**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