

City of Combine

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

123 Davis Road
 Combine, TX 75159

Building Permit Application

Project Address: _____		Valuation: _____	
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"/>
	ACCESSORY BUILDING <input type="checkbox"/>	MH (MANUFACTURED HOME) <input type="checkbox"/>	SWIMMING POOL <input type="checkbox"/>
Description of Work: _____			
Area Square Feet: _____		Covered _____	
Living: _____	Garage: _____	Porch: _____	Total: _____
			Number of stories: _____

Owner Name: _____	
Address: _____	Owner Email: _____
Phone Number: _____	Fax Number: _____
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:

New Home Total Square Footage: _____ Zoning: _____ Permit Fee: _____

Approved by: _____

Date approved: _____

BV Project Number/City Permit Number

City of Combine

Residential Accessory Structures

When is a permit needed? A permit and inspection is required for any structure 500 square feet or larger. If the structure is under 500 square feet but has electrical or plumbing, a permit and inspection are required. A permit fee based on the valuation of construction cost of the Accessory Structure is due upon permit issuance.

What is an Accessory Building or Use? Accessory building or use is one which:

- is subordinate to and serves a principal building or principal use
- is subordinate in area, extent, of purpose to the principal building or principal use served
- contributes to the comfort, convenience and necessity of occupants of the principal building or principal use served
- 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.

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.

Submittal documents required: *(Electronic documents preferred, but paper copies are accepted)*

Site plan - You may use a copy of a survey of your lot and draw the below requirements which include the following: *(2 copies if submitting paper documents)*

- Location of main building on lot and all other structures on property
- Location of proposed accessory structure on lot
- Distance from accessory structure to main building and other structures on property
- Distance from accessory structure to side and rear property lines
- All streets and alleys
- Foundation plans and/or means of support *(all portable buildings must be tied down regardless of size)*
- Electrical and plumbing plans, if applicable
- Roof details (if not a prefabricated storage building)
- Building permit application

ALL DOCUMENTS MUST BE 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 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.

The following is hereby accepted as an amendment to Exhibit 1 "Fee Schedule" of Ordinance 2018-002, changing the method of calculating fees for residential construction referenced in HB 852, signed into law May 21, 2019.

**City of Combine, Texas Permit Fee Schedule
(ALL FEES ARE NONREFUNDABLE)**

All Residential fees for construction of new single-family dwellings or to alter/add to an existing dwelling, shall be calculated per square foot. The total square footage includes the living area, garage and patio. The total fee includes the plan review, inspection, and building permit fee. The fees shall be calculated based upon figures from Table A.

Table A.	
Square Footage (S.F.)	Plan Review & Inspection Fee
0 - 1,500 S.F.	\$1,570.00
1,501 - 10,000 S.F.	\$1570.00 for the first 1,500 S.F. plus \$0.70 for each additional S.F. to and including 10,000 S.F.
Over 10,000 S.F.	\$7,520 for the first 10,000 S.F. plus \$0.30 for each additional S.F. over 10,000 S.F.

All other permits (pools, solar panels, accessory buildings, etc.) 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 upon figures in Table B.

Table B.	
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.
\$25,001.00 to \$50,000.00	\$350.00 for the first \$25,000.00 plus \$10.00 for each additional \$1,000.00
\$50,001.00 to \$100,000.00	\$600.00 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00
\$100,001.00 to \$500,000.00	\$900.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00
\$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
\$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

OTHER FEES

Manufactured/Mobile Homes (all types)

Moving into the city (or replacing existing)	\$500 (includes inspection of all utility connections)
Moving through the city	\$200
Moving out of the city	No Charge
Demolition & Removal	No Charge

Fences

No Permit Needed

Garage Sales

No Permit Needed

Roof repair

No Permit Needed

Accessory Buildings (sheds, barns, storage etc.)

- under 500 square feet: No permit needed unless adding utilities (electrical, plumbing, mechanical) or foundation, then a \$150 inspection fee is required
- over 500 square feet: Building permit fee shall be based on the declared valuation and calculated on figures in Table B

APPLICATION FEES

Variance Request	\$100 (non-refundable)
Zoning/Re-Zoning Request	\$200 (non-refundable)
Annexation Request	No fee required
De-Annexation	\$500 + professional fees (non-refundable)
Development/Subdivision	
Preliminary Plat	\$200 + \$10 per lot and professional fees
Final Plat	\$200 per lot plus professional fees
General Business, Industrial, Institutional	
Preliminary Plat	\$300 + \$20 per acre and professional fees
Final Plat	\$300 plus professional fees

**INSPECTION ONLY FEES
PER TRADE**

Electrical, Mechanical (HVAC) & Plumbing

Residential	\$150
Commercial	\$225