

# 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"/>	SPECIFY OTHER: _____
PLUMBING <input type="checkbox"/>	MECHANICAL <input type="checkbox"/>	ELECTRICAL <input type="checkbox"/>
SIGN <input type="checkbox"/>	REMODEL <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: _____		

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

## 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<sup>(a)</sup>
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<sup>(b)</sup>
12. Asbestos Survey (for renovation or demolition permits)<sup>(c)</sup>
13. Texas Department of Licensing and Regulation architectural barriers project registration information<sup>(d)</sup>

### 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](http://www.energycodes.org)
- c. Texas Department of Health, Asbestos Program Branch [1-512-834-6600, [www.dshs.state.tx.us/asbestos](http://www.dshs.state.tx.us/asbestos)]
- d. Texas Department of Licensing and Regulation [1-800-803-9202, [www.license.state.tx.us](http://www.license.state.tx.us)]

# 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](mailto: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 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](mailto:city@combinetx.com). If you live in Kaufman County, there is a \$40 per address administrative fee you will pay directly to Kaufman County. Information will be provided with the approved address.

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**

Inspection requests received by 5:00 p.m. Monday – Friday will be performed the next business day. They can be called into **Bureau Veritas at (972) 980-8401**, faxed to (817) 335-8110 or emailed to [inspectionstx@us.bureauveritas.com](mailto:inspectionstx@us.bureauveritas.com).

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](mailto: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.**

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 (Commercial, 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**

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