

City of Combine

Phone: (972) 476-1532
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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 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. Any residential home that has under 2,000 square feet of living area is considered a nonconforming structure, and any additions must bring the home up to meet current building code standards of a minimum of 2,000 square feet.

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.

Residential Addition <i>(electronic submission of plans are acceptable)</i>	Residential Remodel <i>(electronic submission of plans are acceptable)</i>
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

Permit Submittals

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

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.

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