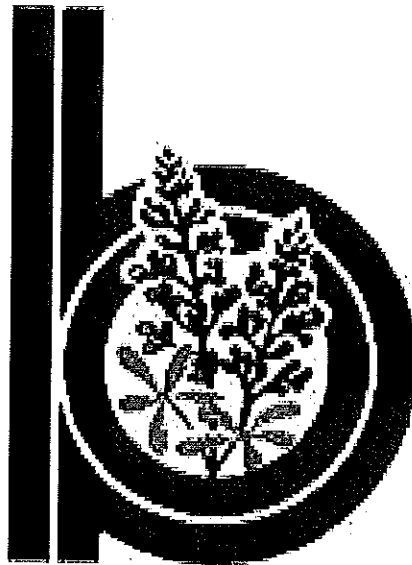


Revised July 2015

CITY OF BULLARD



Residential Construction Packet

REQUIRED SUBMETTALS

1. Complete an application form. Copy of application form is in this packet. Either use it or pick up an application at our office.
2. ONE (1) complete set of plans are required along with the application form. Plans should be at least 11" x 17". A full set of plans must be on site for the framing inspection.
3. Engineer's letter for the foundation must accompany 1-set of foundation drawings which are stamped by a Professional Engineer registered in the State of Texas. Only the letter is required for plans previously submitted.
4. Engineer's letter for over 5 square feet of brick supported by wood or steel and for braced wall panels less than 2' - 8" wide.
5. One (1) copy of energy compliance form and appropriate report such as MEC CHECK < etc. (Not presently required.)
6. Thoroughfare Overlay District- US69, FM 2493(Houston St) and FM 344 (Main St) are primary thoroughfares within Bullard. The Thoroughfare Overlay District includes all property within five hundred fifty feet of the centerline of these roadways. Building Materials for Overlay District 90% of the façade of the building shall be masonry construction and on less than 75% of the building exterior shall be masonry construction. (code book page 146-149)
7. The City of Bullard is currently following codes:
 - 2006 International Building Code
 - 2006 International Energy Code
 - 2006 International Residential Code
 - 2006 International Mechanical Code
 - 2006 International Plumbing Code
 - 2006 International Fire Code
 - 2006 International Fuel Gas Code

You may purchase any of the above code books by contacting one of the following sources:

www.iccsafe.org

2006 International Energy Code- Commercial and Residential check forms are available for download at : www.energycodes.gov/rescheck/download.stm

2008 National Electrical Code- Copies of the Electrical Code book are available from www.nfpa.org

Texas Accessibility Code- Available Online of Copies of this code may be obtained by contacting:

Texas Department of Licensing and Regulation
Architectural Barriers Section
P.O. Box 12157
Austin, TX 78711 Phone 1-800-803-9202

8. A separate application is required for swimming pools, irrigation systems, and signs.
9. Subcontractors such as: Plumber, Electrician, Mechanical MUST pull their own permits PRIOR to the job or fees will double if a job is started without a permit.
10. Subcontractors must bring copy of their Texas Department of Licensing and Regulation and Certificate of Liability Insurance for every construction set.

GUIDELINES & ORDER OF INSPECTIONS

Temporary Pole Check for:

- a. Address posted and visible from street
- b. Post permit on SAW POLE with Inspection Card
- c. Meters to be between 4' & 6' above grade (TU specs)
- d. Bracing per TU specs
- e. Grounding
- f. Plugs & Breakers (110 & 220 to have GFCI protection)

Trash Bins for:

- a. It is the Contractor's Responsibility to contact Allied Waste-Republic Services for a construction roll off.
- b. There will be an inspection to verify that there is a roll off at construction set.
- c. Once there is conformation from inspection of roll off Subcontractors will be allowed to purchase their permits for construction set.

Plumbing Rough Check for:

- a. Post permit
- b. PVC & DWV waste lines allowed in firm select-fill bedding
- c. Double clean – out
- d. Water, Drainage, and gas piping must be tested
- e. Pressure reducer valves MUST be installed on ALL new construction

Slab inspection:

- a. Slab inspection is done after the plumbing rough in
- b. Slab inspection is done after steel is in place and termite treatment has been done.

4- Pack Inspection:

- a. Framing, Mechanical rough, Electrical rough, and Plumbing top-out are called in by the Building Contractor once ALL the subs are finished.. If subs are NOT finished, there will be a re-inspection fee to inspect what was not finished the first time.

Framing:

1. Sheathing complete and nailed properly. All holes and joints sealed.
2. Stud size and spacing
3. Fire Blocking
4. Ceiling/floor joist size, spacing and spans.
5. Purlin and purlin braces size and spacing
6. Rafter size, spacing and spans , rafter ties.
7. Wall bracing 4', 2'-8" with hold-downs or engineered if less than 2'-8"
8. Chimney cap, vent caps in place.
9. Electrical rough-in complete
10. Fireplace
11. Brick ties
12. An inspection will be done of caulking of plates and corners, and the foaming of holes and electrical boxes.
13. Do not cover framing for porches, balconies, decks or similar appendages until after inspection

Electrical:

1. Anchor bolt inspection will be done
2. All wiring complete and fixtures set
3. Underground service installed to meter base.
4. Electric meter base set
5. Ground rod installed to NEC specifications
6. Temporary wiring to structure prohibited
7. Jacuzzi motor (if applicable) installed, grounded and accessible for inspection

Mechanical

1. Duct Sealant will be inspected
2. Suspension
3. Unit secure

4. Condensation line
5. Vented properly

Plumbing Top-out

1. Plumbing vent termination with respect to openings
2. Water heater vent location
3. Gas pipe sizing and test (where applicable)
4. Ventilation
5. Protection of piping
6. Fixture drainage lines
7. Required Hose bibs
8. Showers (material, installation and testing)
9. Island fixture venting
10. Vent connection and grades
11. Stack venting
12. Wet venting limitations
13. Trap arm and p-tap
14. Clothes washer trap and tail piece height requirements
15. Piping support
16. Water heaters: Regulations and installation
17. Insulate hot water lines
18. Above ceiling pan and drain for water heater

AUTOMATIC RE- INSPECTION FEE ITEMS

ITEMS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING WILL CONSTITUTE AND AUTOMATIC RE-INSPECTION FEE AND THE INSPECTION WILL NOT BE CONTINUED:

1. Work not completed on initial inspection
2. Items not corrected on re-inspection
3. Form survey not provided on site at plumbing rough inspection
4. Drainage, water or gas line tests not performed
5. Any portion of work covered
6. Brick ties not installed at framing inspection
7. Panel cover not removed for electric meter inspection
8. Installing temporary electrical service
9. Electrical panel left off after service is hot
10. Grounding not complete on Jacuzzi
11. Electric meter base not complete

GAS METERS

Our Inspector will be checking all meters and risers to assure that they are set at least 2' away from any portion of the driveway including the flared sides of the approach. Utility company piping which exist in the 2' zone will be moved by the utility company upon request. Contractors will be responsible for relocated customers piping when required.

The gas inspection will follow the insulation inspection. Once the inspector leaves a green tag for the gas, it is the Contractor's responsibility to contact City Hall and let them know so that the correct information can be turned into the gas company for your meter. A meter will NOT be issued until this is accomplished.

FINAL INSPECTION

Be advised, that no structure, residential or commercial, is allowed to be occupied prior to the final inspection being approved.

Our office would appreciate you requesting your final inspection far enough in advance of occupancy to allow for total and complete compliance.

Any structure that is occupied prior to the issuance of an approved final inspection and certificate of occupancy will constitute a violation and such violations may result is a municipal court citation.

TRASH BINS

Protocol for trash on the construction site is attached. Please review and sign, to be added to your application and building folder.

The City of Bullard is under an exclusive contract with Allied Waste-Republic Services. All roll offs and bins must be delivered from Allied Waste-Republic and it is the building contractor's responsibility to set up services. If a roll off or bin is delivered from another company, this could result in a \$200.00 fine, issued to the contractor and the building owner.

ALLIED WASTE-REPUBLIC SERVICES CUSTOMER SERVICES 1.800.678.7274

STREET IDENTIFICATION NUMBERS

Street identification numbers will be required on the front and rear of all new structures and occupancies. The street identification numbers must be prominently displayed on the front of the structure or occupancy, and easily visible from the street. The identification number will also be required to be displayed prominently in a location on the rear of the structure or occupancy where it will be easily viewed from an alley, rear street or easement. This requirement is the result of an adopted fire code, which will allow instant identification of locations for emergency access.

TEMPORARY HEAT (GAS HOMES ONLY)

1. Run wires from T-Pole through meter nipple into J-Box inside of breaker panel.
2. Run wires from heater into J-Box.
3. Make up wires in J-Box including ground wires and put cover plate on J-Box.
4. Mount thermostat for heater unit anywhere.
5. Connect gas to heater unit and cap off all other gas outlets not connected.
6. Inspection is on VRU-#98.

PERMIT FEES - CITY OF BULLARD

DECEMBER 2014

1. BUILDING PERMIT:	RESIDENTIAL	\$10.00 PER 100 SQUARE FEET*
	COMMERCIAL	\$15.00 PER 100 SQUARE FEET*
2. ELECTRICAL PERMIT:	RESIDENTIAL	\$5.00 PER 100 SQUARE FEET*
	COMMERCIAL	\$7.50 PER 100 SQUARE FEET*
3. PLUMBING PERMIT:	RESIDENTIAL	\$4.00 PER 100 SQUARE FEET**
	COMMERCIAL	\$6.00 PER 100 SQUARE FEET**
4. GAS PERMIT:	RESIDENTIAL	\$1.00 PER 100 SQUARE FEET*
	COMMERCIAL	\$1.50 PER 100 SQUARE FEET*
5. HVAC:	RESIDENTIAL	\$2.00 PER 100 SQUARE FEET*
	COMMERCIAL	\$3.00 PER 100 SQUARE FEET*

6. POWER SERVICE POLE: \$20.00 EACH

* all permits based on square feet under the roof-under roof is all heated & cooled plus garages, porches, breezeways, etc.

**plumbing permit-if plumber is doing gas also, permit cost is \$5.00 per 100 square feet residential and \$7.50 per 100 square feet commercial

7. INSPECTION FEE: \$55.00 PER INSPECTION
 REINSPECTION FEE: \$65.00 PER REINSPECTION
 (FEES MUST BE PAID BEFORE CERTIFICATE OF OCCUPANCY OR FINAL APPROVALS CAN BE ISSUED)

8. ALTERATIONS AND REPAIRS: BASED ON VALUATION
 \$1,000.00 OR LESS \$20.00
 PLUS \$3.00 FOR EACH \$1000.00 ESTIMATED COST OVER AND ABOVE THE FIRST \$1,000.00
 MINIMUM FEE FOR ANY TYPE PERMIT IS \$20.00.

9. FIRE PROTECTION PERMIT: \$25.00 FLAT RATE

10. WATER TAP: \$450.00

11. SEWER TAP: \$650.00

12. WATER METER SET:	3/4"	\$550.00
	1"	\$900.00
	2"	\$1,750.00

*IF SERVICE IS ACROSS THE STREET, THE OWNER WILL PAY FOR THE ROAD BORE FEE.

13. MISCELLANEOUS FEES:

A.	CERTIFICATE OF OCCUPANCY	RESIDENTIAL	\$10.00
B.	CERTIFICATE OF OCCUPANCY	COMMERCIAL	\$20.00
C.	CARNIVALS		\$75.00
D.	HUD APPROVED MANUFACTURED HOMES (NEW AND REPLACEMENTS)		\$100.00
E.	GASOLINE PUMPS & CHEMICAL STORAGE TANKS (INSTALLED OR REMOVED) EACH		\$75.00
F.	POOL PERMIT NEED DRAWING, PRICE INCLUDES 2 INSPECTIONS (ELECTRICAL & STEEL AND FINAL INCLUDES 6 FT. FENCE AND SELF LOCKING GATE)		\$130.00
G.	SIGN PERMIT (IN ADDITION TO INSPECTIONS AS NEEDED)		\$20.00
H.	EXCAVATION PERMIT FEE		\$150.00

14 ANY WORK STARTED ON ANY OF THE ABOVE BEFORE PERMITS ARE MET,
TOTAL FEE WILL BE DOUBLED.

EXAMPLE

UNDEVELOPED PROPERTY: PERMIT FEE-\$10 X 100 SQ. FT.
SIX PREPAID INSPECTIONS- \$405.00 W/GAS \$460.00
WATER METER SET \$550.00
WATER TAP \$450.00
SEWER TAP \$650.00

PAID AT TIME OF PERMIT

CITY OF BULLARD
INSPECTION CARD

PERMIT NO. _____ DATE: _____

ADDRESS

OWNER

CONTRACTOR

INSPECTOR MUST SIGN ALL SPACES PERTAINING TO THIS PROJECT

OK	DENIED	AS NOTED	COMMENTS
<input type="checkbox"/>	<input type="checkbox"/>	TEMPRARY POLE	_____
<input type="checkbox"/>	<input type="checkbox"/>	TRASH BIN	_____
<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING ROUGH IN	_____
<input type="checkbox"/>	<input type="checkbox"/>	FOUNDATION	_____
<input type="checkbox"/>	<input type="checkbox"/>	FRAMING *	_____
<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING TOP OUT*	_____
<input type="checkbox"/>	<input type="checkbox"/>	ELECTRICAL ROUGH*	_____
<input type="checkbox"/>	<input type="checkbox"/>	H.V.A.C ROUGH*	_____
<input type="checkbox"/>	<input type="checkbox"/>	INSULATION	_____
<input type="checkbox"/>	<input type="checkbox"/>	GAS	_____
<input type="checkbox"/>	<input type="checkbox"/>	FINAL	_____
<input type="checkbox"/>	<input type="checkbox"/>	OTHER	_____
<input type="checkbox"/>	<input type="checkbox"/>	OTHER	_____

Notify Inspection Department When Ready at **903-894-7223**
DO NOT Pour Concrete or Conceal Work Before Inspection
 All marked* Inspection should be ready to be inspected together.

To whom it may concern;

Effective immediately the City of Bullard will recognize the following protocol for the construction sites within the city limits.

1. The only roll off dumpster that will be recognized and acceptable within the city, is Allied Waste/Republic Services.
2. If you choose to not use a dumpster, then the waste product on the job site, will be cleaned up daily. Trash and cut offs should be covered (to prevent blow offs) and hauled off (not piled up).
3. The only burning allowed on a job site, will be after the approval of the City Manager and/or his representative and/or Fire Marshall. Those looking for approval should take into consideration the weather, available water source, and personnel to stand by during burning.
4. All request for inspections will be scheduled and the inspector will make the decision on site as to pass or fail. Sites that are not properly picked up and cleaned will fail and could be red tagged.

We are looking forward to our fast pace growth within the city and want to work with all contractors to build a better Bullard.

Danny Ray
Code Enforcement, Permits, Warrants
City of Bullard

Signed: _____

4. Lot Area Regulations.

- (a) A minimum lot area of 9,000 square feet shall be required.
- (b) Each lot shall have a minimum of 35 feet of frontage on a dedicated public street.

5. Height Regulations. Buildings or structures located in this district shall not exceed two and one-half (2½) standard stories or forty-two feet (42') in height.

Section 10-209, R-1A Single Family Residential District

a. Purpose. To provide for the low density development of residential structures, on larger lots, constructed on-site for the purpose of providing adequate housing for one (1) family on one (1) lot.

b. Permitted Uses:

- 1. Single Family Residence, Detached
- 2. Church and Rectory
- 3. Park or Playground
- 4. School, Public or Private
- 5. Public Facilities

See Use Chart, Section 10-203 for complete listing of R-1A permitted and special uses.

c. District Development Regulations. No buildings or structures may be constructed, reconstructed or altered unless they conform to the District requirements.

d. Height and Area Regulations.

1. Building Setback Regulations:

(a) A minimum front yard setback of twenty-five feet (25') shall be required between any structure and the front property line.

(b) A minimum rear yard setback of twenty-five feet (25') shall be required between any structure and the rear property line.

(c) A minimum side yard setback of seven and one-half feet (7½') shall be required between all structures and the side property line. On a corner lot, the width of the yard along the side street shall not be less than twelve feet (12').

2. Maximum Lot Coverage. No more than fifty percent (50%) of the total lot area shall be covered by buildings.

3. Lot Area Regulations.

(a) A minimum lot area of 9,000 square feet shall be required

(b) Each lot shall have a minimum of thirty-five feet (35') of frontage on a dedicated public street.

4. Height Regulations. Buildings or structures shall not exceed two and one-half (2½) standard stories or forty-two feet (42') in height.

Section 10-210. R-1B Single Family Residential District.

a. Purpose. To provide for the low density development of residential structures, on smaller lots, constructed on-site for the purpose of providing adequate housing for one (1) family on one (1) lot.

b. Permitted Uses:

1. Single Family Residence, Detached
2. Church and Rectory
3. Park or Playground
4. School, Public or Private
5. Public Facilities

See Use Chart, Section 10-203 for complete listing of R-1B permitted and special uses.

c. District Development Regulations. No buildings or structures may be constructed, reconstructed, or altered unless they conform to the District requirements.

d. Height and Area Regulations.

1. Building Setback Requirements:

(a) A minimum front yard setback of twenty-five feet (25') shall be required between any structure and the front property line.

(b) A minimum rear yard setback of twenty-five feet (25') shall be required between any structure and the rear property line.

(c) A minimum side yard setback of six feet (6') shall be required between all structures and the side property line. On a corner lot, the width of the yard along the side street shall not be less than twelve feet (12').

2. Maximum Lot Coverage. No more than fifty percent (50%) of the total lot area shall be covered by buildings.

3. Lot Area Regulations

(a) A minimum lot area of 6,000 square feet shall be required.

(b) Each lot shall have a minimum of thirty-five feet (35') feet of frontage on a dedicated public street.

4. Height Regulations. Buildings or structures shall not exceed two and one-half (2½) standard stories or forty-two feet (42') in height.

Section 10-212. R-2 Two-Family Residential District (Duplex).

a. Purpose. To provide for areas of two-family development that are consistent in design and in development patterns with typical single family, detached development.

**CITY OF BULLARD
BUILDING PERMIT APPLICATION**

Application date: _____

Address: _____ Lot: _____ Block: _____

Estimate cost of project: \$ _____ Sq. Ft. under roof: _____

Type of construction:

New single family _____	New duplex _____	other _____
Remodel _____*	Addition _____	other _____
Demolition _____*	Swimming pool _____	Mobile home _____

***Note:** if residence was built prior to 1978 and work is done by anyone other than the homeowner, on their own homestead, the Lead PRE Rule, governed by the Environmental Protection Agency, must be complied with. Have you provided the owner and/or tenant with the EPA-approved lead information pamphlet? Yes _____ No _____

If remodel or addition, please describe briefly what is to be done. _____

Will any material be used under footing? Yes _____ no _____. If answer is yes, a compaction test or engineered foundation is required.

Are there any retaining walls 4' or more in height? Yes _____ no _____. If yes, it must be inspected and approved by the Engineering Department.

Owner Information:

Owner _____ Phone _____ Fax _____
Address _____ City _____ State _____ Zip _____

Contractor Information:

Company _____ Phone _____ Fax _____
Address _____ City _____ State _____ Zip _____

All provisions of the City of Bullard's Codes, Ordinances, and Regulations will be complied with in the construction, alteration, or repair of said building herein specified or not.

Signature of Applicant: _____ **Date:** _____

Phone: _____ Fax: _____

FOR OFFICE USE ONLY	
Approved by: _____	Date: _____
Permit: _____	Issued by: _____