

Denton County Fresh Water Supply District #6 & 7

“Lantana”

Single Family Residential Building Permit

Application Guidelines

August 2000

Permit Application:

All Permit Applications shall include the following:

1. Completed Permit Application.
2. Three sets of Architectural Drawings. Foundation plan and related details shall be stamped and signed by a Texas licensed Professional Engineer. Post tension design foundations shall include an Engineer's post tension design letter. Architectural elevations shall include a masonry table, which indicates the masonry coverage of each elevation.
3. Three copies of the site plan. The site plan shall show: property lines, building line(s), easement(s), building footprint, front and rear setbacks, side setbacks, street(s), driveway(s), sidewalk(s), proposed finish floor elevations, and proposed final grading.
4. Contractor registrations shall be current for the Building, Mechanical, Electrical, and Plumbing Contractors.
5. A copy of the Denton County Development Permit will be required prior to permit issuance.
6. Mechanical, Electrical (excluding t-pole), and Plumbing work within the new construction do not require a permit for new single family residences.

Plan Review Information:

All residential plan reviews may take up to fifteen (15) working days. Upon completion of the plan review the permit applicant will be notified. All fees including the building permit fee, district facility charges, water meter fee(s), and water meter deposit(s) will be collected when the building permit is issued. All building plans shall be submitted for review and subsequent approval by the A.R.C. (Architectural Review Committee) prior to application for permit. No Building permit may be requested without plan approval by the A.R.C.

Other Required Permits:

1. *Fence Permit.* Fence Permits are required for all new fence installations and fence replacements except for fence replacements involving the replacement of an existing fence in the same location and of the same materials. Site plans are required for all Fence Permit applications.
2. *Irrigation Permit.* Irrigation Permits are required for the installation, modification or extension of any irrigation system. T.C.E.Q. (Texas Commission on Environmental Quality) requires by State Law an inspection and testing of the Backflow prevention device prior to the final inspection of the Irrigation system. The state licensed irrigation contractor shall submit a completed permit application, copy of state license and plans showing all heads, lines, valves, water meter, and double check valve assembly. An inspection of the double check valve and supply piping is required before covering the work. Double check valves shall **not** be located within the R.O.W. (right of way).
3. *Electrical Permit.* This permit is required for the t-pole only.

Other Required Permits: (cont'd.)

4. *Swimming Pool Permit.* Swimming Pool Permits are required for all in ground pools and spas. A permit is also required for all above ground pools and spas with a water capacity in excess of 5,000 U.S. gallons. Pools and spas, which are exempt from a pool permit, will still require an electrical permit for equipment power. In ground pools also require a plumbing permit. A site plan and pool plans are required for all pool permit applications.
5. *Retaining Wall Permit.* A permit is required for all retaining walls, which exceed a vertical height of four (4) feet. Height of wall is measured from the bottom of the footing to the top of the wall. A site plan and engineered wall design is required for all retaining wall permit applications.
6. *Satellite Dish Permit.* Satellite dish permits are required for all satellite and non-satellite reception dishes larger than eighteen (18) inches in diameter. A site plan is required for all satellite dish permits.

Plan Modifications:

All construction shall proceed in accordance with the approved construction drawings. In the event of a required plan modification, three (3) sets of revised drawings shall be submitted for review to the building inspection department. Plan revisions, which modify the original drawings approved by the A.R.C. shall be resubmitted to the A.R.C. The revised drawings shall be reviewed and approved prior to proceeding with construction. Plan review fees may be charged for any plan modifications, which occur after the original plans have been reviewed.

Contractor Registration:

All contractors, performing work, which requires a permit, shall be registered with the District. Mechanical, Electrical, and Plumbing contractors performing work within the District shall also maintain current contractor registrations with the District. Contractor registrations expire on December 31 of each year. Prorated contractor registrations are not allowed.

Contractor registration fee (all Trades)	\$50.00 non-prorated, per Calendar year
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Building Permit and Related Fees:

Building Permit Fees

Total Valuation	Permit Fee
\$1.00- \$500	\$24.00
\$501- \$2,000	\$24 for the first \$500 plus \$3 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2001- \$40,000	\$69 for the first \$2,000 plus \$11.00 for each additional \$1,000, or fraction thereof, to and including \$40,000.
\$40,001- \$100,000	\$487 for the first \$40,000 plus \$9 for each additional \$1,000, or fraction thereof, to and including \$100,000.
\$100,001- \$500,000	\$1,027 for the first \$100,000 plus \$7 for each additional \$1,000, or fraction thereof, to and including \$500,000.
\$500,001- \$1,000,000	\$3,827 for the first \$500,000 plus \$5 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,001- \$5,000,000	\$6,327 for the first \$1,000,000 plus \$3 for each additional \$1,000, or fraction thereof, to and including \$5,000,000.
\$5,000,001 and up	\$18,327 for the first \$5,000,000 plus \$1 for each additional \$1,000, or fraction thereof.

New Single Family Residential valuations shall be calculated based on a value of \$50.00 per square foot of total area under roof.

Building Permit and Related Fees: (cont'd.)

Plan Review Fees	Plan review fees are not charged unless plan modifications occur after the initial plan review. Additional Plan Review \$47.00 per hour [minimum of one (1) hour].
Miscellaneous Permits (one trade only)	Based on total valuation of work; Charges are in accordance with the Building Permit Fee Table.
After Hours Inspection	\$47.00 per hour [minimum two (2) hours]
Reinspection Fee	\$47.00 per hour [minimum one (1) hour]

Water and Wastewater Fees:

District Connection Charges

Deposits

Water Meter Size	Charge	Meter Size	Amount
1" or less	\$ 5,500.00	1" or less	\$ 75.00
1 ½"	\$10,124.00	1 - ½"	\$250.00
2"	\$18,000.00	2"	\$350.00
over 2"	Established by District on case-by-case basis	over 2"	Established by District on case-by-case basis

Water Connection Fees

Meter Costs:	Amount
¾"	\$400.00
1"	\$450.00
1 ½"	\$650.00
2"	\$800.00
Administrative charge	\$ 25.00

Meter Box and Lid	Applicant responsibility
Tapping Cost	Applicant responsibility
Meter Cost	Applicant responsibility

Required Inspections:

1. Temporary Pole(if subdivision doesn't have E-taps) & Water Meter Box inspection
2. Plumbing Rough
3. Under Slab Electric
4. Foundation (Form survey required in Building Inspection Office prior to request of inspection. Date of survey shall post date the date of Plumbing Rough Inspection)
5. Flatwork (Driveway, drive approach, sidewalk, patio)
6. Framing (seconds) inspection includes: framing, brick ties, plumbing top out, rough electric, gas piping, and heat & air duct rough.
7. Insulation
8. Whirlpool tub inspection: required for tubs with circulation systems.
9. Fire box inspection: required for masonry fireplaces.
10. Building Final. Inspection includes: Building, Mechanical, Electrical and Plumbing Finals, Customer Service Inspection, Lot Grading and Landscaping Final and Final Inspection of any other Miscellaneous permits.

Inspection Requests:

Inspections may be requested 24 hours per day by calling **940-728-5050 ext 6**
Inspection requests received by to 8:00 am will be made by 12:00 noon if possible.
Inspection requests received by noon will be made prior to 5:00 pm if possible.
Inspections will be conducted Monday through Friday, except for holidays.

Reinspection Fees:

A reinspection fee may be charged when:

1. Inspection requested is not ready;
2. Building address is not posted;
3. Approved plans not on job site;
4. Trash bin not on site;
5. Building is locked;
6. The inspection is turned down a second time for a previously noted deficiency;
7. Electric panel cover not removed at Final inspection;
8. Denied inspection sheet removed from job site.

T.C.E.Q. Requirements:

1. *Customer Service Inspection.* Effective January 1, 1996, State Law requires that a customer service inspection be performed. This inspection must occur prior to providing continuous water service to new construction, after any material improvement, correction, or addition to private plumbing facilities, or when the water supplier believes that a cross-connection or unacceptable plumbing exists.

This required inspection will be performed by Licensed Plumbing Inspectors from Lantana Building Inspection Department.

2. *Backflow Prevention Device Testing.* Also effective January 1, 1996, State Law requires that backflow prevention assemblies for irrigation systems be tested by a recognized (State Licensed) backflow prevention assembly tester. Backflow prevention assemblies which are installed to provide protection against high health hazards must also be tested at least annually by a recognized (State Licensed) backflow prevention assembly tester.

Prior to receiving a final inspection and/or a Certificate of Occupancy for any project a backflow prevention assembly testing certification shall be submitted to the Denton County Fresh Water Supply District 6 and 7 "Lantana" Building Inspection Department by a state licensed backflow prevention tester. A copy of the tester's credentials shall also be submitted.

Property owners with high health hazard backflow prevention assemblies shall arrange to have testing certification submitted to the Denton County Fresh Water Supply District 6 and 7 "Lantana" Building Inspection Department at least once annually.

Prior to receiving a final inspection on a backflow prevention device for a fire sprinkler line, testing certification shall be submitted to the Denton County Fresh Water Supply District 6 and 7 "Lantana" Building Inspection Department. This certification shall be prepared by a state licensed backflow prevention assembly tester who is employed by a State Licensed Fire Protection Contractor. A copy of the tester's credentials shall also be submitted.

Hours of Operation

Hours of construction on week days: 7:00 a.m. Until 7:00 p.m.

Hours of construction on Saturday: 8:30 a.m. Until 6:00 p.m.

Hours of construction in Right-Of-Way 7:00 a.m. Until 5:00 p.m., M-F Only

No exterior construction is allowed on Sundays and Holidays.

Please forward this information to the construction sub-contractors to avoid a \$250 fine if work is not within these hours of operation. Please inform construction workers that work related noises and music should not emanate beyond the construction site.