

Project Name _____

ALL CONSTRUCTION
SITES MUST USE IESI
DUMPSTERS.
CALL IESI AT
1-940-328-1176

Owners Name _____

Address _____

Phone # _____ Cell # _____

General Contractor Name _____

Address _____

Phone # _____ Cell # _____

Project Engineer Name _____

Address _____

Phone # _____ Cell# _____

ENGINEERING SITE PLANS,
AND BUILDING PLANS TO BE
APPROVED BEFORE WORK
BEGINS

Building Checklist

Application for Building Permit Date _____

Fee Paid _____ Date Paid _____

Engineer's Plans _____ Date Approved _____
(Commercial Only)

Foundation Plans _____ Date Approved _____

Contractor's Permits & Fee's Paid

Plumbing _____ Date _____

HVAC _____ Date _____

Electrical _____ Date _____

Architect Plans (Commercial Only)

Date Submitted _____

Date Approved _____

BUILDING INSP: Dennis McKinzie
817-219-7705

Final Inspection _____ Date _____

Certificate of Occupancy _____



Building Permit Application
 City of Cresson
 PO Box 619
 Cresson, TX 76035
 817.396.4729

Bldg Insp:
 Dennis McKinzie
 817-219-7705

Construction Work Being Done

New Bldg.
 Electrical Service Connection
 Addition
 Accessory Bldg.
 Manufactured Home Placement
 Paved Driveway
 Rework / Remodel/Demolition
 Trenching: Dig Test Ticket # _____
 Sign or Tower

Type of Construction

Retail
 Commercial
 Educational
 Single Family
 Multi Family
 Duplex/Townhouse
 Church
 State/Fed. Govt.
 Industrial Bldg.

Area in Square Feet

Main Structure _____
 Aux. Structure _____
 Addition _____

Cost of Proposed Work

\$ _____

Other _____

Construction Address _____

Subdivision _____ Gate Code (If Applicable) _____

Lot _____ Block _____ No. Stories _____ No. Dwelling Units _____

Building Owner: Name _____ Phone _____

Mailing Address _____

General Contractor: Name _____ Phone _____

Mailing Address _____

Contractor License # _____ Municipality _____

Note: Each sub-contractor must fill out an application for city record.

ALL CONSTRUCTION SITES MUST USE IESI DUMPSTERS. CALL IESI AT 1-940-328-1176

Commercial Only: TDLR # _____ Occupancy _____

Rework / Remodel / Demolition Only:

Was an asbestos survey performed in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the national Emission Standards for Hazardous Air Pollutants (NESHAP)? Yes* _____ No** _____

*If the answer is Yes, please attach a copy of the report.

**If the answer is No, then as the owner/operator of the renovation/demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to a renovation/demolition permit being issued by the City of Cresson. A conditional permit will be issued for work on the exterior of the building only

AFFIDAVIT: I hereby certify that the work covered by this application is authorized by the owner in fee and that I am authorized to make this application. I further certify that the information shown above is true and correct and I agree to comply with all of the applicable City codes and ordinances, the laws of the State of Texas, and the approved plot, plans, and specifications

Permit Issued in Name of: Bldg. Owner _____ General Contractor _____ Permit Fee \$ _____

Signature of Applicant _____ Date _____

Signature of City Authority _____ Date _____ Permit Number _____

CITY OF CRESSON
CONSTRUCTION PERMIT FEES

1. Residential – New Construction, Single Family dwelling, duplex or townhouse

• Residential Building permit fee based on square foot of living area and ½ square foot of garage

2,000 sq. ft. or less	\$1,000
Over 2,000 sq. ft.	\$0.50 per sq. ft.
Garage, Patio, etc. (No Water)	\$0.30 per sq. ft.
Manufactured Home Placement	\$500
Paved Driveway (Inspected for proper drainage)	\$50
Swimming Pool	\$250
Residential Remodel (only when using contractor)	\$500 (Contractor registration required)
Construction in a Flood Plain	\$500 + Normal Fee (FEMA registration required)

2. Residential – Apartments/Multi-Family (based on sq. ft.) (Note 1 and 2 applies)

4,000 or less sq. ft.	\$2,000
Over 4,000 sq. ft.	\$0.50 per sq. ft.

3. Non-Residential – new construction, alterations, additions and occupancy changes (based on sq. ft.) (Note 2 applies)

4,000 sq. ft. or less	\$2,000
Over 4,000 sq. ft.	\$0.50 per sq. ft.
Add Commercial kitchen	\$750
Construction in a flood plain	\$500 + Normal Fee (FEMA Registration required)
Certificate of Occupancy Application	\$100
Temporary or portable building	\$500
Plan Review	\$50 per hour

4. Non-Residential – Shell Buildings

Completion of Structure (Shell Only)	½ the rates in Item 3
Interior completion (Finish Out)	½ the rates in Item 3

5. Electrical service Inspection

Residential	\$50
Non-Residential	\$100

CITY OF CRESSON
CONSTRUCTION PERMIT FEES

6. Miscellaneous

Contractor Registration (Electrical, HVAC, Plumbing)	\$25 per trade
Signs greater than 6 sq. ft.	\$150
Zoning Change Request	\$250
Re-inspection (after failed inspection)	\$65
Temporary Vending Permit	\$25
Retaining wall greater than 4' high	\$250
Work done prior to inspection	Up to \$2,000 a day that you are in violation. (All costs to uncover completed work that was not inspected shall be paid by Owner/Contractor.)

- 7. Trenching or digging within the City Limits, State Law requires you to call: 1-800-DIG-TEST.**
- 8. Permit application must be accompanied with 4 sets of drawings sealed by a licensed architect, engineer or appropriate licensed professional.**
- 9. Structures cannot be occupied without a CERTIFICATE OF OCCUPANCY.**
- 10. Permit will expire if work is not commenced within 180 days, \$100 for a 90-day permit extension.**
- 11. All fees are non-refundable.**
- 12. Make all checks payable to the City of Cresson.**

Completed Forms Must Be Submitted with the Permit Application

Project Address: _____

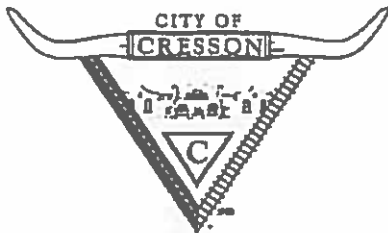
Cresson, TX 76035

Electrical Contractor Registration	
Contractor's (Company): _____	
Address: _____ _____	
Master Electrician's Name: _____	
Phone # _____	
TX License # issued by TDLR: _____	
Annual Permit Fee \$25	
Already registered on (date) _____	
Signature _____	Date: _____

MECHANICAL / HVAC Contractor Registration	
Contractor's (Company): _____	
Address: _____ _____	
Phone # _____	
TACL #: _____	
Annual Permit Fee \$25	
Already registered on (date) _____	
Signature _____	Date: _____

Plumbing Contractor Registration	
Contractor's (Company): _____	
Address: _____ _____	
Phone # _____	
Responsible Master Plumber: _____	
Annual Permit Fee \$25	
Already registered on (date) _____	
Signature _____	Date: _____

**Building Construction
CONTRACTORS PACK
for all Commercial and Residential Construction**



BUILDING PERMIT PACKAGE
CITY OF CRESSON
P.O. BOX 619
CRESSON, TX 76035
817-396-4729

CODE INFORMATION

- 2012 International Building Code
- 2012 International Residential Code for One and Two Family Dwellings
- 2012 International Plumbing Code
- 2012 International Mechanical Code
- 2012 International Fuel Gas Code
- 2012 International Energy Conservation Code
- 2012 International Fire Code
- 2012 International Property Maintenance Code
- 2012 International Electrical Code - Administrative Provisions
- 2008 National Electrical Code

*Amendment Apply, see code amendments

BUILDING PERMIT

Building permits are required to erect or enlarge any structure on your residential or commercial property. Permits are required for work ranging from new construction, additions, digging and trenching. Whether building a new facility or enlarging an existing one, a request for a permit must be accompanied with the following:

Residential

- Survey, Property Legal Description and street address
- Soil test
- 4 sets of complete construction plans, with square footage clearly indicated
- Final Project evaluation (in dollars)
- Residential Energy Code Compliance Report

Non- Residential

- Survey, Property Legal Description and street address
- Plat-one (!) copy of the property's certified recorded plat.
- Soil Test
- Civil engineering plans, sealed by a state licensed civil engineer
- 4 sets of complete construction plans, sealed by a state licensed architect or engineer based on the following guidelines
 - with architect's seals when the total square footage exceeds 5000 sq ft.
 - with engineers seals when structural span exceeds 24' on narrow side
 - with engineers seals when structure exceeds one level or 4 units
 - with engineers seals when square footage exceeds 5000 sq, ft
- Commercial Energy Code Compliance Report
- TDLR# if construction is a commercial project exceeding \$50,000 in valuation

INSPECTIONS

Permits are the first step in the city's building approval process. Inspections are the second step. Inspections are required throughout the course of a project to ensure that material used meets city standards and that quality work has been performed. The contractor must request that the city perform the proper inspections at the proper stage of work.

Property owners should not release the contractor from their contract until a final inspection has been conducted and all work has been finalized.

Building Inspection Overview

The Building Inspection Personnel are responsible for ensuring that all buildings constructed in the City meet recognized standards for quality and safety.

Required Inspections

It is the responsibility of the permit holder or contractor to call for inspections at specific times during construction. Inspections are made during certain points in the project. Stickers are placed at designated locations and are signed off by the inspectors after an approved inspection. The project is not complete for legal purposes until the final inspection.

Inspection Process

A total of 4 inspections to verify code compliance will be called for at the following construction intervals. It will be the building contractor's responsibility to call for all inspections.

1. After completion of the below slab plumbing work
2. After completion of the below slab concrete reinforcement and ground treatment. All work must pass inspection prior to concrete being poured.
3. A framing, electrical, HVAC and insulation inspection prior to cover-up.
4. A final inspection to verify compliance with the government energy code.

Inspections Response Time

Inspections should be called or e-mailed in before 10:00 am. All inspections will be performed within 24 hours (weather permitting).

Rejected Notice (Red Tag)

A rejected notice is issued whenever an inspector has made an inspection and finds an item or items that does not meet the minimum code requirements. No further work can be done which would cover the deficient areas until the item or items identified have been corrected and re-inspected.

Stop Work Order

A Stop Work Order is issued when a valid permit for doing work at the address is not found and a permit is required for the project or a rejection notice has been issued and corrections have not been made. Work shall not continue until the permit has been obtained and the work inspected conforms with applicable codes and ordinances. If you have obtained a permit please contact us so we can revise our records.

Approved Notice (Green Tag)

Work is satisfactory according to adopted codes. Work may continue that may cover up inspected areas.

Certificate of Occupancy (Commercial Only)

A Certificate of Occupancy (C.O.) is required for all commercial buildings and structures prior to the occupancy or use of the building. A C.O. will not be scheduled or issued until all electrical, mechanical, and plumbing is finalized. A release from Engineering for site drainage/retention on Commercial Buildings may be required before a C.O. is issued. Changes in use of an existing building may trigger code requirements that may not have been required for the original building. The Building Inspector may issue a partial Certificate of Occupancy for occupancy of portions of a building or structure prior to the completion of the entire building or structure for an additional fee.

Dennis McKinzie- Building Inspector
817-219-7705

Energy Code Requirements

Commercial

The City of Cresson Commercial Energy Code is the 2006 International Energy Conservation Code Compliance documentation forms must be completed and submitted along with other required plans and documents for plan review.

COMCheck Software Compliance Report

The **COMCheck** compliance software is simple and can be downloaded or obtained free. This is a flexible design tool that takes into consideration the efficiency rating on your mechanical equipment in addition to thermal envelope and lighting. The software produces a compliance report that you attach to the city plans. To order this software from the Department of Energy, call 1-800-270-2633. It can be downloaded free at www.energycodes.gov

Residential

The **RESCheck** compliance software is simple and can be downloaded or obtained free. This is a flexible design tool that takes into consideration the efficiency rating on your mechanical equipment in addition to amount of insulation and window efficiency. The software produces a compliance report that you attach to the city plans. To order this software from the Department of Energy, call 1-800-270-2633. It can be downloaded free at www.energycodes.gov

For Multi-Family Residential Projects of 4 units or more, the Commercial Energy Code Requirements apply.

Code Amendments

*IMC Section 307.2.1; change to read as follows:

307.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge in a publicly exposed area such as into a street, alley, sidewalk or other areas so as to cause a nuisance.

*IMC Section 504.6.1; change to read as follows:

504.6.1 Maximum length. The size of a dryer duct shall be 4" diameter and shall not be reduced along its developed length nor at the point of termination. The maximum length of a clothes dryer exhaust duct shall not exceed 15 feet from the dryer location to the outlet terminal with not more than 180° of bends. For vertical ducts, a metal recessed dryer vent box must be used at the connection point to prevent reduction in the diameter. Vertical ducts must not offset more than 12" in the horizontal direction as measured from start to termination to atmosphere.

City Requirements

- All new commercial construction shall have a stone appearance on all external walls that are visible from any major highway. Mechanical equipment, utilities and other non-visually appealing items must be concealed. The lighting from parking lots shall not spill onto adjacent properties. The city council reserves the right to accept or reject any and all items deemed inconsistent with the general intent of this code.
- All residential framing is to be sized as by the following tables in IRC2003:
 - Table R802.4(2) - Ceiling Joist Span - live load = 20 psf
 - Table R802.5(1) - Rafter Spans
 - Live Load = 20 psf
 - Dead load = 10 psf
- When installing paved driveways accessible from any city, county or state road, the said driveway must not hinder with the natural storm water drainage path. The City of Cresson reserves the right, at the judgment of the city official, city engineer or county engineer to require the proper allowances for storm water drainage.

Cleanliness of Construction Site

It is the responsibility of the builder to keep the construction site debris contained. The debris shall not be allowed to blow freely at any time.

If not otherwise available within 50 ft. of the construction site, a portable restroom shall be provided for and available to the workers at all times during the construction process.

Both the trash and portable restroom shall be changed out at regular intervals for sanitation and general site cleanliness.

FAILURE TO LIVE UP TO THIS RESPONSIBILITY CAN RESULT IN A STOP WORK ORDER AND/OR FINES BY THE BUILDING INSPECTOR OR THE CITY CODE ENFORCEMENT OFFICER.

AAA Quality Services

4600 Tulip Drive
Granbury, Texas 76049
817-219-7705
aaaquality@charter.net

07/01/2022

Inspections for the City of Cresson under the 2012 International Building Codes:

Initial	Date	
_____	_____	Form Board Survey (provide report)
_____	_____	Plumbing Rough-in
_____	_____	Foundation (prior to pour)
_____	_____	Framing, MEP, Sheathing and Energy (one inspection)
_____	_____	Insulation in walls (or envelope if foamed)
_____	_____	Permanent Power (prior to final and must have all fixtures, plates and switches installed)
_____	_____	Building Final (including final Energy)
_____	_____	Irrigation must have a final inspection as well (if applicable) (must include Backflow Certificate)

Note: Other inspections may be required by the Inspector, that are not on this list. Those would be due to some special need that is unforeseen at this time.



Certificate of Occupancy Application

City of Cresson
PO Box 619
Cresson, TX 76035
817.396.4729

For non residential only

Application for Business Name _____

Physical Address _____

Cresson, TX 76035

Building Owner: Name _____ Phone (void if omitted) _____

Mailing Address _____

Statement of Compliance

I hereby state that I am the:

<input type="checkbox"/>	Registered Architect
<input type="checkbox"/>	Professional Engineer
<input type="checkbox"/>	Superintendent of Construction
<p>who supervised the construction work. I further state that I have examined the approved plans and specifications of the structure herein referred to for which a Certificate of Occupancy is sought. To the best of my knowledge and belief, the building has been erected in accordance with the approved plans and specifications and any amendments thereto, and all materials and methods of construction utilized during the course of construction have been in accordance with applicable standards and code requirements. As erected, the building complies with the provisions of the International Building Code and all other applicable laws and regulations, except insofar as variations or variances there from have been legally permitted or authorized.</p>	
<p><small>It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration</small></p>	

Name (Printed) _____ Phone (void if omitted) _____

Business Name _____

Business Mailing Address _____

Signature of Applicant _____ Date _____

Permit Issued on: Date _____

Signature of City Authority _____ Permit Number _____